

## Notice of Meeting

### Planning Committee – Advisory Meeting

Councillor Dudley (Chairman),  
Councillor Brossard (Vice-Chairman),  
Councillors Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo,  
Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie,  
Mrs McKenzie-Boyle, Mossom, Parker, Skinner and Virgo

**Thursday 15 July 2021, 6.30 pm**  
**Online Only - Via Zoom**



### Agenda

*Recommendations arising from this meeting will be considered in accordance with the delegations approved by Council on 28 April 2021.*

Item	Description	Page
1.	<b>Apologies for Absence</b>	
	To receive apologies for absence.	
2.	<b>Minutes</b>	5 - 24
	To approve as a correct record the minutes of the meeting of the Advisory Committee held on 17 June 2021 and the minutes of the meeting of the Planning Committee held on 1 July 2021.	
3.	<b>Declarations of Interest</b>	
	<p>Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.</p> <p>Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.</p> <p>Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.</p>	
4.	<b>Urgent Items of Business</b>	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

### Planning Applications

(Head of Planning)

### **EMERGENCY EVACUATION INSTRUCTIONS**

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**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.**

5.	<b>PS 20/00001/FUL The Royal Hunt, 177 New Road, Ascot, Berkshire SL5 8PU</b>	29 - 56
	Erection of 8no. 1 bedroom flats with associated parking following demolition of existing buildings.	
6.	<b>PS 21/00317/PARC Parkfield House, Cambridge Road, Crowthorne, Berkshire</b>	57 - 74
	Prior approval application for additional storey to provide residential accommodation comprising of 2 No. 1 bed flats and 3 No. 2 bed flats.	
7.	<b>PS 21/00545/RTD Telecommunications Mast, Calfridus Way, Bracknell, Berkshire</b>	75 - 90
	Installation of a 20m 'Phase 5' street pole with 3 antennas and 2 dishes, 3 cabinets and ancillary development.	
8.	<b>20/00622/FUL Land North Of Cain Road, Cain Road, Bracknell Berkshire</b>	91 - 98
	Part retention/part erection of 2.4m timber hoarding for a temporary period of 24 months.	
9.	<b>21/00008/3 Street Record Aysgarth, Bracknell, Berkshire</b>	99 - 106
	Conversion of 2 areas of grass to provide 7 parking spaces.	
10.	<b>21/00276/OUT Land To The Rear Of Rendcombe Terrace Road, South Binfield, Bracknell, Berkshire RG42 4DN</b>	107 - 122
	Outline Application with all matters reserved except for access for the erection of a 3-bedroom dwelling with integral garage and associated access to rear of existing dwelling. <b>Reporting:</b>	
11.	<b>21/00459/3 Site Of Former Blue Mountain Golf Club and Conference Centre, Wood Lane, Binfield, Bracknell, Berkshire RG42 4EX</b>	123 - 136
	Construction of new two-storey community and health centre with associated external landscaping, car parking, cycle storage and roof level plant enclosure	
12.	<b>21/00573/FUL Froxfield, Beehive Road, Binfield, Bracknell, Berkshire RG12 8TR</b>	137 - 148
	Erection of first floor hipped roof side and rear extension.	

Sound recording, photographing, filming and use of social media is permitted. Please contact Hannah Stevenson, 01344 352308, hannah.stevenson@bracknell-forest.gov.uk, so that any special arrangements can be made.

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Published: 7 July 2021

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**PLANNING COMMITTEE – ADVISORY  
MEETING  
17 JUNE 2021  
6.30 - 11.02 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mossom, Parker, Skinner and Virgo

**Apologies for absence were received from:**

Councillors Green and Mrs McKenzie-Boyle

**Also Present:**

Councillors Atkinson and Ms Gaw

**10. Minutes**

The minutes of the Advisory meeting of the Committee held on 20 May 2021 were approved as a correct record.

**11. Declarations of Interest**

There were no declarations of interest.

**12. Urgent Items of Business**

There were no urgent items of business.

**13. PS: Application 20/01063/FUL - Crown Land East Of Swinley Road, Ascot**

**Application for temporary planning permission for use of land for filming purposes. Works to include construction of film set and use of associated land for parking and storage purposes for a period of 12 months.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council as detailed in the agenda.
- The objections from CPRE Berkshire and the Society for the Protection of Ascot & Environs as summarised in the agenda.
- The comments from Creative England as summarised in the agenda.
- The 78 objections received as summarised in the agenda.
- The 45 letters of support received which were also summarised in agenda.
- The representations from the two public speakers who joined the meeting.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore the item would be taken to a formal meeting of the Planning Committee.

14. **PS: Application 20/00714/FUL - Land to Rear of Eggleton Cottage and Poplar Cottage, Chavey Down Road, Winkfield Row, Bracknell**

**Erection of detached 3 bedroom dwelling with associated access and parking.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council refusing the proposal as detailed in the agenda
- The 18 objections and 2 letters of support received as summarised in the agenda.
- The 2 further letters of objection received as detailed in the supplementary report.
- The representations from the two public speakers who joined the meeting.

**Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

**RECOMMENDED** That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in accordance with the following approved plans received by the Local Planning Authority:

Drawing no. 19.067.6 received 14 September 2020

Drawing no. 19.067.7A received 10 May 2021

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

3. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwelling hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

5. The first-floor window in the southern elevation of the dwellinghouse 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 non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties  
[Relevant policies: BFBLP EN20]

6. 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) no additional windows, similar openings or enlargement thereof shall be constructed in the roofslope of the eastern elevation of the dwelling hereby approved or on the northern and southern elevations at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]

7. The dwelling hereby permitted shall not be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.

REASON: In the interests of good landscape design and the visual amenity of the area.

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

8. The dwelling hereby permitted shall not be occupied until details of a scheme of walls, fences, gates 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 before the occupation of the approved dwelling.

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

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

9. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

11. The dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces have been surfaced in accordance with the approved plans. The spaces shall be retained and 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. [Relevant Policies: BFBLP M9, CSDPD CS23]

12. The dwelling hereby permitted shall not be occupied until secure and covered cycle parking has been provided in accordance with the approved plans. The facilities shall thereafter be retained.

REASON: In the interest of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

13. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: BFBLP EN25, CSDPD CS1]

14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors;
- (b) Storage of plant and materials used in constructing the development;
- (c) Temporary portacabins and welfare for site operatives.

Loading and unloading of plant and vehicles and wheel cleaning facilities, including control of dust/dirt shall be undertaken in accordance with the details contained in the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021.

Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for their approved purposes.

REASON: In the interests of amenity and highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

15. The dwelling hereby permitted shall not be occupied until a scheme for the provision of biodiversity enhancements including a plan or drawing showing the location of these enhancements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be performed, observed and complied with prior to the occupation of the dwelling hereby approved and retained as such thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]



16. The development shall be constructed in accordance with the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021.

REASON: In the interests of highway safety and amenity of neighbouring dwellings during the construction period.

[Relevant Policies: BFBLP EN20, CSDPD CS23]

17. The internal floor layout of the dwelling as shown on drawing no. 19.067.6 received 14 September 2020 by the Local Planning Authority shall be laid out as approved and thereafter retained as such so that the dwelling comprises a maximum of 3 bedrooms at any time.

REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]

**In the event of the S106 agreement not being completed by 30 September 2021, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:**

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. 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 (Amendment) (EU Exit) 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, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

15. **Application 21/00262/FUL - Kenrick, Chavey Down Road, Winkfield Row, Bracknell**

**Single storey front extension to provide additional accommodation ancillary to the main dwelling.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council objecting to the proposal as detailed in the agenda.
- The 12 objections received from 11 addresses as summarised in the agenda.
- The 3 comments of support as summarised in the agenda.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore, the item would be taken to a formal meeting of the Planning Committee.

16. **Application 21/00077/FUL - 1 To 8 Robins Gate, Bracknell**

**Erection of new floor of accommodation and conversion of former management area to form 4 flats (2 one bedroom and 2 two bedroom).**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objection.
- The letters of objections received by 8 addresses as summarised in the agenda.

**Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to the following measures:

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);

**RECOMMENDED** that the Head of Planning be authorised to **APPROVE** application 21/00077/FUL subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

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

Location Plan (001/B) - Received 25.01.21  
Proposed Block Plan (102/E) - Received 28.04.21  
Proposed Lower Ground Floor (109/A) - Received 25.01.21  
Proposed Ground Floor (110/C) - Received 28.04.21  
Proposed First Floor (111/A) - Received 25.01.21  
Proposed Second Floor (112/E) - Received 27.05.21  
Proposed Roof (113/D) - Received 27.05.21  
Proposed Section A-A (140/D) - Received 27.05.21  
Proposed Section B-B (141/B) - Received 27.05.21  
Proposed South-West Elevation (170/E) - Received 11.06.21  
Proposed North-West Elevation (171/F) - Received 11.06.21  
Proposed North-East Elevation (172/E) - Received 11.06.21  
Proposed South-East Elevation (173/F) - Received 11.06.21

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

03. The development hereby permitted shall not commence until details of the all proposed external materials are submitted and approved in writing by the Local Planning Authority.

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

04. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been provided in accordance with the approved drawing. The 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.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

05. The dwelling shall not be occupied until a plan showing the floor plan and elevation of the cycle store shown on the approved plans, showing 4 secure and covered cycle spaces, is submitted to an approved in writing by the Local Planning Authority. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

06. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

07. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS12]

08. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

09. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) specifications of control of noise arrangements for construction.

(ii) methodology of controlling dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) construction methodology

(v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme.

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

10. The development hereby permitted shall not be begun until a Waste Management Scheme demonstrating suitable bin and recycling provision, as well as access to the bin storage by residents and waste management vehicles, has been submitted to and approved in writing by the Local Planning Authority. The scheme

shall be implemented prior to the occupation of the new flats hereby approved, and shall be maintained as such thereafter.

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

17. **Application 21/00145/3 - Ullswater, Bracknell**

**Conversion of grassed amenity areas to provide 10 additional parking spaces in 4 locations.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objection.
- The 2 letters of representations received as summarised in the agenda.

**RECOMMENDED** that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. 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

Design and Access Statement – Received 29.01.2021

Layout – 4817 / 387 - Received 02.06.2021

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

3. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. REASON: In the interests of good landscape design and the visual amenity of the area. [Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

18. **Application 21/00224/FUL - 7 Flint Grove, Bracknell**

**Installation of a detached pre-fabricated garden building within the rear garden to be used for ancillary use (C3) and pre-school classes (F1).**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council objecting to the proposal as detailed in the agenda.
- The 2 objections received as summarised in the agenda.
- That 6 Letters of support from the occupants of 6 properties had been received.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore, the item would be taken to a formal meeting of the Planning Committee.

19. **Application 21/00276/OUT - Land to the Rear of Rendcombe, Terrace Road South, Binfield**

This item was deferred.

20. **Application 21/00485/RTD - Telecommunications Mast, Ringmead, Great Hollands, Bracknell**

This application was determined under delegated powers.

**CHAIRMAN**

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**PLANNING COMMITTEE  
1 JULY 2021  
6.30 - 7.53 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Hayes MBE and Virgo

**Apologies for absence were received from:**

Councillors Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Parker and Skinner

**Also Present:**

Councillors Ms Gaw and Heydon

**21. Minutes from the Planning Committee - Advisory Meeting**

The minutes of the Advisory meeting of the Committee held on 17 June 2021 were noted.

**22. Declarations of Interest**

There were no declarations of interest.

**23. Urgent Items of Business**

There were no urgent items of business.

**24. 20-01063-FUL Crown Land East of Swinley Road Ascot**

**Application for temporary planning permission for use of land for filming purposes. Works to include construction of film set and use of associated land for parking and storage purposes for a period of 12 months.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council as detailed in the agenda.
- The objections from CPRE Berkshire and the Society for the Protection of Ascot & Environs as summarised in the agenda.
- The comments from Creative England as summarised in the agenda.
- The 78 objections received as summarised in the agenda.
- The 45 letters of support received which were also summarised in agenda.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to approve the application was proposed and seconded, and on being put to the vote was **CARRIED**.

**RESOLVED** that the Head of Planning be authorised to **APPROVE** application 20/01063/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

*Conditions relating to commencement, use and restoration*

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The use hereby permitted shall be carried on only by Ms E. Pill and the use shall cease, and all structures, materials and equipment brought onto the site in connection with the use shall be removed within 12 months from the first commencement of the use hereby permitted, or on the cessation of the use of the site by Ms E. Pill, whichever is the sooner. Following cessation of the use the land shall be restored to its former condition in accordance with a timescale and scheme of work previously submitted to and approved in writing by the Local Planning Authority, and thereafter undertaken in accordance with the approved scheme.

REASON: The site is located within the Green Belt where it is the policy of the Local Planning Authority to restrict such use of the land and planning permission is only granted because the use applied for is temporary in nature for a period of up to 12 months and the applicant has demonstrated that very special circumstances exist that outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal.

[Relevant Policies: Saved Policies GB1 and GB2 of the Bracknell Forest Borough Local Plan; Policy CS9 of the Core Strategy Development Plan Document and paragraphs 143-146 of the National Planning Policy Framework]

03. Filming shall take place on no more than 30 days in total and shall take place within a four-month period.

REASON: To accord with the terms of the application and to enable the Local Planning Authority to regulate and control the development of the land.

04. During the site preparation and strike phases of the use hereby permitted no activities shall take place between the hours of 19:00 and 07:00.

Reason: in the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

05. No filming shall take place outside the hours of 07:00 and 18:00 unless prior notification has been made to the Local Planning Authority and neighbouring properties. The notification to the Local Planning Authority shall include a list of neighbours that have been notified which has been previously agreed with the Local Planning Authority and the date on which they were notified which shall be no less than 14 days prior to filming taking place.

Reason: in the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

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

PL-010-Site Location Plan

PL-100- Proposed Block Plan

PL-200-Proposed Structures - Plans and Elevations

21006-06A



21006-07A

21006-08A

21006-09

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

Conditions relating to visual amenity

07. Notwithstanding any indications shown on drawings PL-100-Proposed Block Plan or PL-200-Proposed Structures - Plans and Elevations full details of the structures to be built for the film set, including the siting of each set building and details of materials shall be submitted to and approved by the Local Planning Authority prior to the commencement of the site preparation phase. The approved details shall be implemented in full for each structure approved in this permission.

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

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

08. Full details of any fences, including any site security fencing or fencing in connection with the construction of the film set shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the site preparation phase. The approved details shall be implemented in full.

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

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

Biodiversity conditions

09. No development hereby permitted (including site preparation) shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) an appropriate scaled plan showing habitats on the site, parking areas and access routes and areas where construction, parking and storage activities will be restricted;
- ii) details of protective measures to avoid impacts during the site preparation, filming and strike phases of the development;
- iii) a timetable to show the phasing of works and filming activity; and
- iv) details of persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The Construction Environmental Management Plan shall be implemented and maintained in accordance with approved details through the period the land is used for the development permitted.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

10. The development hereby permitted shall not be commenced until a habitat creation/restoration management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:-

- i) a description and evaluation of the features to be managed;
- ii) a description of target habitats and species;
- iii) ecological potential and constraints on the site;
- iv) aims and objectives of management;
- v) appropriate management options including location and method statements;
- vi) prescriptions for management actions;
- vii) preparation of a work schedule indicating the timing of works;
- viii) personnel responsible for implementation of the plan; and
- ix) monitoring and remedial measures triggered by monitoring.

The approved plan shall be observed, performed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

11. The development hereby permitted shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting, including details of lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved details. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the character of the area, the amenity of neighbouring properties and of biodiversity.

[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS1 and CS7]

Highway conditions

12. The means of vehicular access and egress to the site shall be from Buttersteep Rise only.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. The use hereby permitted (including site preparation) shall not commence until the following highway works on Buttersteep Rise have been completed in accordance with drawing 21006-06A:

- Widening of the road at the Swinley Road junction;
- Provision of passing places along Buttersteep Rise.

No works to Buttersteep Rise shall take place until full details of construction, including details of materials and any vegetation removal, together with details on reinstatement of the land following cessation of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: BFBLP M4, Core Strategy CS24]

14. Notwithstanding any indication shown on drawing PL-100-Proposed Block Plan the use (including any site preparation works) hereby permitted shall not commence until space for the parking of cars, vans, minibuses, HGVs and other vehicles has been laid out within the site in accordance with a parking layout plan that has been previously submitted to and approved in writing by the Local Planning Authority.

The spaces shall thereafter be retained and not used for any purpose other than the purposes shown on the approved plan serving the development.

REASON: To ensure that the development is provided with adequate parking that does not result in ecological harm in the interests of highway safety and biodiversity.

[Relevant Policies: Policy EN20 and M9 of the Bracknell Forest Borough Local Plan and Policies CS1, CS7 and CS23 of the Core Strategy Development Plan Document and paragraphs 170 and 175 of the NPPF]

15. The use hereby permitted (including site preparation) shall not commence until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include measures for managing access to the Buttersteep Forest Members Car Park during the course of filming activities; prohibiting access via Buttersteep Rise for any large forestry vehicles during the course of filming activities; temporary signage to be erected to warn of the presence of the site entrance and HGVs turning; employment of a qualified banksman to guide the movement of HGVs; restrictions on the hours that HGVs could use Buttersteep Rise; a vehicle routing plan; and the provision of signing and safe pedestrian routes within the site.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

16. The use hereby permitted (including site preparation) shall not commence until a scheme for the provision and management of off-site parking has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that adequate off-site parking has been secured that is available and effective to prevent overspill parking; parking obstructing the highway or encroachment of parking into other areas of the forest outside the site to the detriment of highway and pedestrian safety, or that would result in ecological harm.

[Relevant Policies: Policy EN20 and M9 of the Bracknell Forest Borough Local Plan and Policies CS1, CS7 and CS23 of the Core Strategy Development Plan Document and paragraphs 170 and 175 of the NPPF]

17. No development (including site preparation) shall take place until a scheme detailing the organisation of the unit base has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) portacabin site offices and toilet facilities
- (b) storage containers (artist trailers, prop storage, security)
- (c) two marquees for costumes and dining
- (d) construction and general waste skips
- (e) wastewater bowser and freshwater bowsers
- (f) parking for technical vehicles and associated generators
- (g) parking for crew and cast

Each facility shall be retained throughout the course of the period of use, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (g) above.

REASON: To ensure that adequate provision for these facilities is made to prevent overspill parking or parking obstructing the highway to the detriment of road safety or that would result in ecological harm, or encroachment into other areas of the forest outside the site in the interests of highway and pedestrian safety and biodiversity.

[Relevant Policies: Policy EN20 and M9 of the Bracknell Forest Borough Local Plan and Policies CS1, CS7 and CS23 of the Core Strategy Development Plan Document and paragraphs 170 and 175 of the NPPF]

#### Tree Conditions

18. Prior to the commencement of any highway works on Buttersteep Rise a comprehensive topographical (land) survey for the verge on the north side of Buttersteep Rise shall be submitted to the Local Planning Authority in accordance with Section 4 of British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. The survey shall be at a minimum scale of 1:200 (unless agreed otherwise with the Local Planning Authority).

The topographical survey should record:

Spot levels at the base of trees and throughout the survey area at an interval appropriate to meet design requirement, recorded as a grid and interpolated as contour, ensuring that any abrupt changes, embankments, ditch inverts and retaining features are recorded; and

- a) The position of all trees within the survey area with a stem diameter of 75 mm. or more, measured at 1.5 metres above highest adjacent ground level; and
- b) The position of trees with an estimated stem diameter of 75 mm. or more that overhang the site or are located beyond the boundaries of the survey area within a distance of up to 12 times their estimated stem diameter; and
- c) For individual trees, the crown spread taken at four cardinal points; for woodlands or substantial tree group, the overall extent of the canopy; and
- d) The extent, basal ground levels and height of shrub masses, hedges, hedgerows and stumps; and

- e) Other relevant landscape features and artefacts, such as streams, buildings and other structures, trenching scars near to trees; also any overhead and underground utility apparatus, including drainage runs with manholes and invert levels; and
- f) Hard surfaced areas of any description; and
- g) Existing boundary treatment and means of enclosure.

REASON: In order to assess the impact of the development upon existing vegetation, landform and other site landscape features.

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

19. Prior to the commencement of any highway works on Buttersteep Rise a tree survey covering the verge on the north side of Buttersteep Rise shall be submitted to the Local Planning Authority in accordance with Section 4 of British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. The tree survey should record:-

- a) the accurate trunk position and branch spread of each existing tree within the survey area and adjacent to this on neighbouring land likely to influence the survey area, with a stem diameter of 75mm or greater (measured at 1.5m from ground level). Each tree identified shall be allocated a reference number; and
- b) for each tree identified the species, existing height in metres, stem diameter in millimetres (measured at 1.5m above ground level), canopy spreads in metres to the north, east, south and west, age class (young, middle aged, mature, over mature) and condition; and
- c) a schedule of any proposed remedial safety works to any tree within the survey area or overhanging canopies of trees on land adjacent to the survey area; and
- d) Root Protection Areas for each tree calculated in accordance with Section 4 of British Standard 5837:2012 or any subsequent revision.

REASON: 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]

20. The highway works on Buttersteep Rise hereby permitted shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Details shall include an approved development layout plan at a minimum scale of 1:200 and show the following:-

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.

- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in accordance with the approved scheme and programme.

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]

21. The approved tree protective fencing and other protection measures specified by condition 20 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials;
- b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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]

22. The highway works on Buttersteep Rise hereby permitted shall not be begun 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 without the prior written agreement of the Local Planning Authority. A copy of the signed inspection report shall be sent to the local 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]

23. No retained tree, hedgerow or group of shrubs specified as to be retained on the detailed scheme for the protection of existing trees approved under condition 20 shall be cut down, uprooted or destroyed.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans which die, are removed or irreparably damaged during the course of the development, or within a period of 5 years of the completion of the development, shall be replaced with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

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]

24. The highway works on Buttersteep Rise shall not be begun until full details of the method of construction, so designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include:-

- a) an approved layout plan to 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals;
- b) layout and construction profile drawing(s);
- c) Engineering and/or Arboricultural construction method statements; and
- d) implementation method statement including timing/phasing of works.

The highway works shall be implemented in full accordance with the approved details.

REASON: In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. With respect to condition 14 the applicant is advised that the parking areas numbered 1, 2 and 3 are all on rides that have heather margins. As agreed, the parking needs to be repositioned away from these areas.

03. With respect to condition 15 the applicant is advised that the Traffic Management Plan should include the following measures:

- (a) that the HGV routing should ensure that all HGVs will arrive at Buttersteep Rise from the south and depart Buttersteep Rise to the north;
- (b) as historic data on traffic flows along Swinley Road indicate that traffic levels are lower during the period of 10am to 2pm during weekdays activity levels for the set up and strike should consider these times to help reduce the impact on the junction and local road network;
- (c) In respect of the use of banksmen, consideration should be given to the use of banksmen within the site, at the site entrance and along Buttersteep Rise;
- (d) The exact details and locations of any signage should be discussed with the Council's Traffic Manager prior to any submission under this condition.

25. **21-00262-FUL Kenrick Chavey Down Road Winkfield Row Bracknell Berkshire RG42 7PB**

**Single storey front extension to provide additional accommodation ancillary to the main dwelling.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council objecting to the proposal as detailed in the agenda.
- The 12 objections received from 11 addresses as summarised in the agenda.
- The 3 comments of support as summarised in the agenda.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

**RESOLVED** that application 21/00262/FUL be **REFUSED** for the following reasons:

01. The proposed development, by means of its design would have an adverse impact on the character and appearance of Chavey Down Road. The proposal would therefore be contrary to Saved Policies EN1 and EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document, the National Planning Policy Framework and the Bracknell Forest Council Design Supplementary Planning Document (March 2017).

26. **21-00224-FUL 7 Flint Grove Bracknell Berkshire RG12 2JN**

**Installation of a detached pre-fabricated garden building within the rear garden to be used for ancillary use (C3) and pre-school classes (F1).**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council objecting to the proposal as detailed in the agenda.
- The 2 objections received as summarised in the agenda.

- That 6 Letters of support from the occupants of 6 properties had been received.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

**RESOLVED** that application 16/00396/FUL be **REFUSED** for the following reason:

1. The proposed use would increase activity within the site, which would lead to additional noise, vehicular movements in and around the site and additional visitors to the site connected to the proposed use . This intensification of the site would have a detrimental impact on the residential character of the area and would be an unneighbourly form of development. The proposed development would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

**CHAIRMAN**



**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS  
AGENDA CAN BE FOUND ON OUR WEBSITE  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)**

**PLANNING COMMITTEE  
15th July 2021**

**REPORTS ON PLANNING APPLICATIONS RECEIVED  
(Head of Planning)**

		<b>Case Officer</b>	<b>Reporting Officer</b>
5	<p>20/00001/FUL The Royal Hunt 177 New Road Ascot (Ascot Ward) Erection of 8no. 1 bedroom flats with associated parking following demolition of existing buildings. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Sarah Horwood	Basia Polnik
6	<p>21/00317/PARC Parkfield House Cambridge Road Crowthorne (Crowthorne Ward) Prior approval application for additional storey to provide residential accommodation comprising of 2 No. 1 bed flats and 3 No. 2 bed flats. Recommendation: AZ - Granted PA add storey to dwelling</p>	Sarah Fryer	Basia Polnik
7	<p>21/00545/RTD Telecommunications Mast Calfridus Way Bracknell (Harmans Water Ward) Installation of a 20m 'Phase 5' street pole with 3 antennas and 2 dishes, 3 cabinets and ancillary development. Recommendation: Approve.</p>	Sarah Horwood	Basia Polnik
8	<p>20/00622/FUL Land North Of Cain Road Cain Road Bracknell (Binfield With Warfield Ward) Part retention/part erection of 2.4m timber hoarding for a temporary period of 24 months. Recommendation: Approve.</p>	Simon Roskilly	Jo Male
9	<p>21/00008/3 Street Record Aysgarth Bracknell Berkshire (Great Hollands North Ward) Conversion of 2 areas of grass to provide 7 parking spaces.</p>	Lucy Ormrod	Basia Polnik

Recommendation: Approve.

- |    |   |                 |              |
|----|---|-----------------|--------------|
| 10 | 21/00276/OUT<br>Land To The Rear Of Rendcombe Terrace Road<br>South Binfield<br>(Binfield With Warfield Ward)<br>Outline Application with all matters reserved<br>except for access for the erection of a 3-<br>bedroom dwelling with integral garage and<br>associated access to rear of existing dwelling.<br>Recommendation: Approve Subject To The<br>Completion Of Planning Obligation(s). | Olivia Jones    | Basia Polnik |
| 11 | 21/00459/3<br>Site Of Former Blue Mountain Golf Club and<br>Conference Centre Wood Lane Binfield<br>(Binfield With Warfield Ward)<br>Construction of new two-storey community and<br>health centre with associated external<br>landscaping, car parking, cycle storage and roof<br>level plant enclosure<br>Recommendation: Approve.  | Margaret McEvit | Jo Male      |
| 12 | 21/00573/FUL<br>Froxfield Beehive Road Binfield<br>(Binfield With Warfield Ward)<br>Erection of first floor hipped roof side and rear<br>extension.<br>Recommendation: Approve.   | Olivia Jones    | Basia Polnik |

### Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100A of the Local Government Act 1972 as amended.

## **PLANNING COMMITTEE - POLICY REFERENCES**

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan  
CSDPD Core Strategy Development Plan Document  
SALP Site Allocations Local Plan  
RMLP Replacement Minerals Local Plan  
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance  
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)  
NPPG National Planning Policy Guidance (Published by DCLG)  
PPS (No.) Planning Policy Statement (Published by DCLG)  
MPG Minerals Planning Guidance  
DCLG Department for Communities and Local Government

## **SITE LOCATION PLAN**

For information the plans are orientated so that north is always at the top of the page.

## **THE HUMAN RIGHTS ACT 1998**

**The Human Rights Act 1998 (“the HRA”) makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.**

Those rights include:-

**Article 8** – “Everyone has the right to respect for his private and family life, his home.....”

**Article 1 - First Protocol** “Every natural or legal person is entitled to the peaceful enjoyment of his possessions”.

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.

**Unrestricted Report**

**ITEM NO: 05**

Application No.  
**20/00001/FUL**  
Site Address:

Ward:  
Ascot

Date Registered:  
2 January 2020

Target Decision Date:  
27 February 2020

**The Royal Hunt 177 New Road Ascot Berkshire SL5 8PU**

Proposal: **Erection of 8no. 1 bedroom flats with associated parking following demolition of existing buildings.**

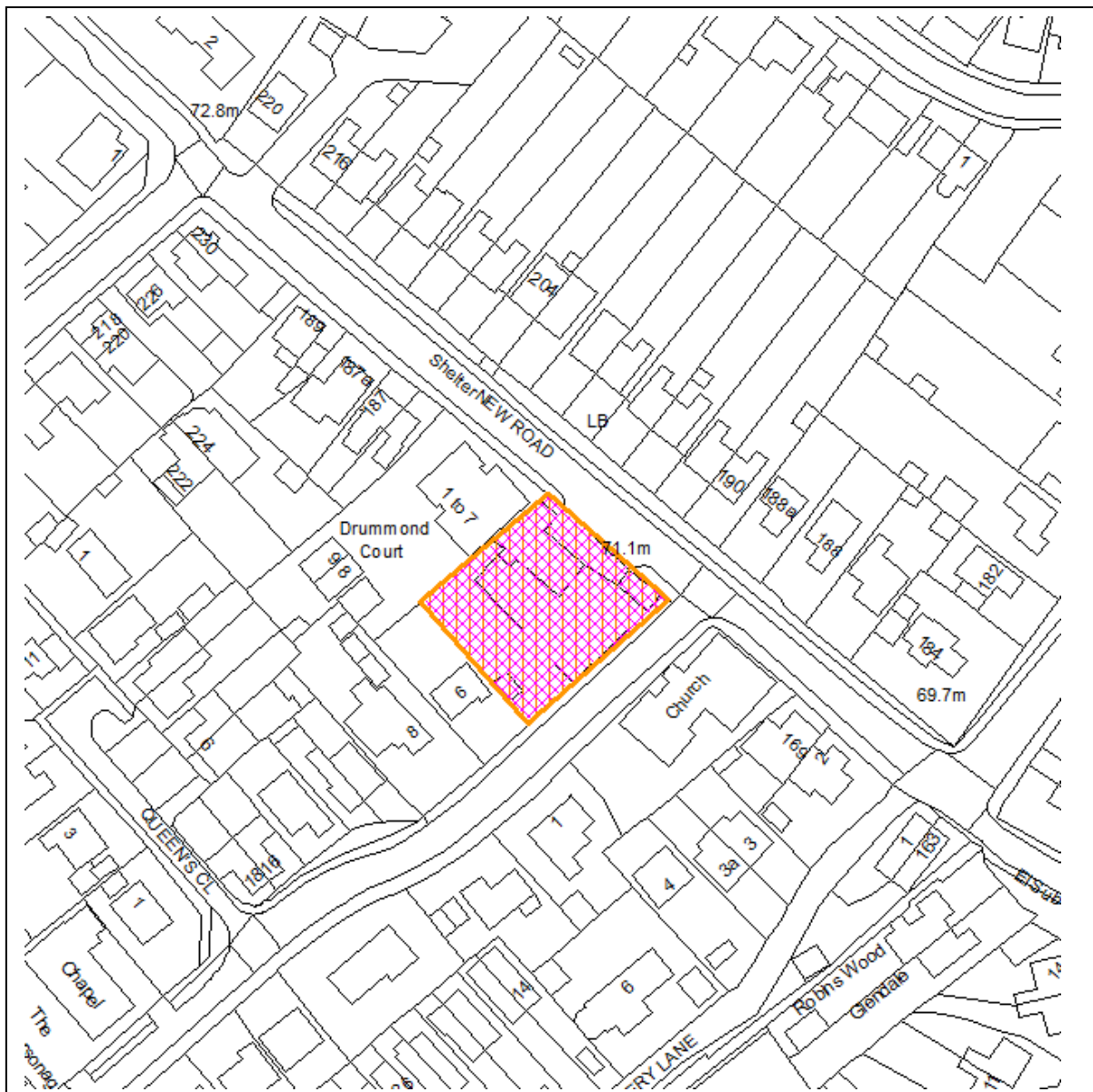
Applicant: Patrick Ruddy Homes

Agent: Mr Warren Joseph

Case Officer: Sarah Horwood, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

1.2 The reduction in the number of residential units proposed and subsequent changes to the proposed parking area when compared to previous applications would ensure that the development would not adversely impact upon protected trees within the site.

1.3 The loss of the public house is not unacceptable where it has been proven that there are "exceptional circumstances".

1.4 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed flats. The proposal would also not adversely impact upon the character and appearance of the surrounding area.

1.5 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage. Conditions are recommended in relation to biodiversity and energy sustainability.

1.6 A legal agreement is required to secure contributions for SPA mitigation and highway requirements.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA and highways.
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within a defined settlement boundary
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Within 5km of the Thames Basin Heath SPA
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TPOs – Ref: 552 and 1192
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3.1 The Royal Hunt lies to the south of New Road and to the west of King Edwards Road. It comprises a vacant public house which is two storeys high and finished in white render. There is a detached single storey outbuilding located in the north-eastern corner of the site.

3.2 Parking lies to the front and rear of the existing buildings on site. A grassed area lies along the southern boundary, used formerly as a beer garden.

3.3 To the north are existing residential dwellings and to the east lies Ascot Life Church. There are further residential dwellings to the south on King Edwards Road and to the west

lies Drummond Court - a flatted development facing onto New Road with a pair of semi-detached dwellings to the rear of the site.

3.4 There are existing trees on site, some of which are subject to Tree Preservation Orders.

#### **4. RELEVANT SITE HISTORY**

4.1 There have been 2 previous applications refused at the site for residential redevelopment.

4.2 17/00672/FUL refused March 2018 for erection of a three storey building forming 9 no. flats with associated parking following demolition of existing buildings for the following reasons:

*1. The proposed development will have an adverse impact on protected trees which make an important contribution to the landscape character and appearance of the area. As such, the development would be contrary to Saved Policies EN1 and EN20 of the Bracknell Forest Borough Local Plan, CS7 of the Core Strategy Development Plan and the National Planning Policy Framework.*

*2. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. 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 Policy NRM6 of the South East Plan, Saved Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (February 2015).*

4.3 18/00552/FUL refused December 2018 for erection of 9 no. 1 bedroom flats with associated parking following demolition of existing buildings for the following reasons:

*1. The proposed development would have an adverse impact on protected trees which make an important contribution to the landscape character and appearance of the area. As such, the development would be contrary to Saved Policies EN1 and EN20 of the Bracknell Forest Borough Local Plan, CS7 of the Core Strategy Development Plan and the National Planning Policy Framework.*

*2. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. 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 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).*

4.4 An appeal was lodged against the refusal of the application which was dismissed by decision letter dated 14 August 2019 on the grounds of impact to a protected Oak Tree located in the north-western corner of the site which the Inspector commented as being "extremely prominent" and making an "important contribution to the character and appearance of the area". The Inspector considered that the development would change the

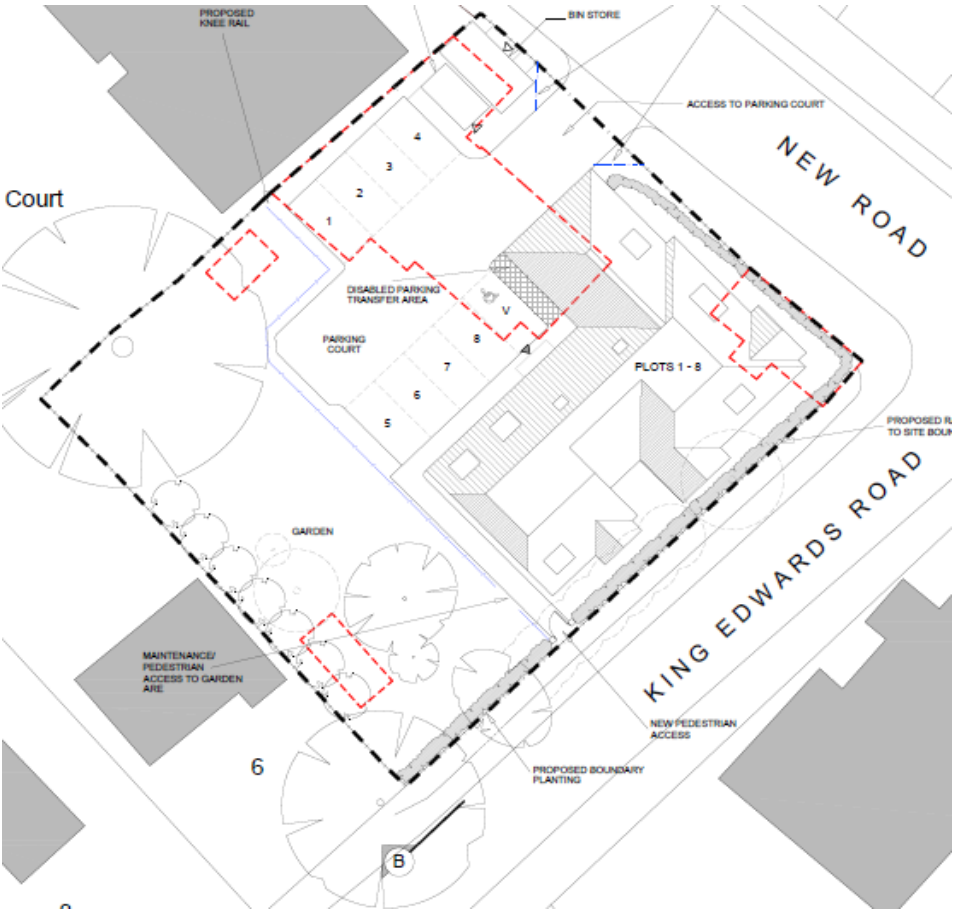
ground conditions within the root protection area of the protected Oak which would be likely to compromise the long-term health of the tree.

### 5. THE PROPOSAL

5.1 Full permission is sought for the erection of a 2.5 storey building forming 8no. 1 bedroom flats with bin and cycle store, parking and communal amenity area following demolition of the existing buildings (used previously as a public house).

5.2 The proposed building would be 2.5 storeys high, with a dual frontage facing north onto New Road and east onto King Edwards Road. The building would have an eaves height of 6m and a maximum ridge height of 9.4m. The building would have a part hipped, part half hipped roof. 6no. dormer windows are proposed in the roof slope to provide second floor accommodation.

5.3 Vehicular access to the proposed development would be taken from New Road, leading to a communal parking area with 9no. parking spaces (8no. spaces for residents and 1no. visitor parking space). A detached building forming a bin and cycle store is proposed facing onto New Road. A pedestrian access is proposed from King Edwards Road. Soft landscaped areas are proposed to the north, east and south of the building, along with a parking court.



5.4 The building would comprise the following layout:  
GROUND FLOOR: entrance hall, staircase, 3no 1 bedroom flats;  
FIRST FLOOR: lobby, staircase, 3no. 1 bedroom flats;



SECOND FLOOR: landing, staircase, 2no. 1 bedroom flats.

5.5 Each flat would comprise open plan kitchen, dining room and lounge, some with utility/store-room, and 1no. bedroom - some of which would have dressing area/wardrobe, and separate bathroom.

5.6 The proposal has been amended during the course of the application, with a reduction in the number of residential units from 9 to 8, reduction in length of the building facing onto New Road, provision of a detached bin/cycle store and changes to the size of the parking area so as to avoid any hard surfacing within the root protection area of a protected Oak tree in the south-western corner of the site.

## **6. REPRESENTATIONS RECEIVED**

### Winkfield Parish Council

6.1 Recommend refusal of the application for the following reasons:

1. Despite conformity to BFC's parking standards, in practical terms the lack of accessible parking or visitor spaces will create parking on New Road and King Edwards Road, causing dangerous and disruptive highways situations.
  2. Due to its location between two closely sited roundabouts in close proximity to bus stops, any development of the site which causes an increase in traffic movement will be detrimental to the safety of the highway.
  3. WPC remains concerned as to the protection of trees on the site, insufficient mitigation of which is contained within the arboricultural report. It is noted that no comment or report from the Tree Officer is as yet provided and WPC would wish to see this.
  4. The local area cannot sustain the impact of construction required to carry out the proposal (which will far exceed that required to restore the existing building), which will cause significant disruption and loss of amenity.
  5. WPC is concerned as to the impact upon local infrastructure (sewerage, drainage, schools, doctors, etc.) which will result from the extra residential units.
  6. WPC feels that the proposal is an overdevelopment of the site (especially given the proximity of the buildings to the road on two sides) which is out of character with the local area.
  7. There is no commitment contained within the proposals to provide 10% renewables, providing WPC cause for further concern regarding sustainability.
  8. WPC notes the exceptionally high level of local support for the preservation of this local amenity, the loss of which WPC does not wish to see.
- WPC would take this opportunity to remind Bracknell Forest of its core strategies (particularly CS21, CS23 and CS24) and the elements of sympathetic development to which they allude. WPC does not feel that this proposal is supported by the Core Strategies.

### Other representations

6.2 50no. letters of objection received which can be summarised as follows:

- Loss of public house should be resisted - need a community facility.
- Impact on character of area.
- Impact on neighbours.
- Highway safety issues including congestion, parking, pedestrian safety issues.
- Impact on trees
- Impact on services such as doctors, schools, roads, etc.
- Is too small a plot of land to accommodate 9 flats and parking
- Already considerable housing development in North Ascot. Area is overdeveloped
- Realistic possibility building could be brought back into use as a pub
- Area not meeting the social and community needs of the area

- Previous applications for residential development have been refused on this site
- Is a historic building
- Profit driven development.
- Council has a housing land supply met with other developments
- Wish to make a new Asset of Community Value nomination. Monies have been raised to fund a freehold purchase of the site
- The site lies within 5km of the Thames Basin Heath SPA. An Appropriate Assessment is required. The development would place extra pressure on the Thames Basin Heath SPA.

## 7. SUMMARY OF CONSULTATIONS RESPONSES

### Highways Officer

7.1 No objection subject to conditions.

### Tree Officer

7.2 No objection subject to conditions.

### Biodiversity Officer

7.3 No objection subject to conditions.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

8.1 The key policies and guidance applying to the site and the associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved Policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD		
Parking Standards SPD		
Thames Basin Heath Special Protection Area (SPD)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

## **9. PLANNING CONSIDERATIONS**

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Loss of public house
- iii. Impact on residential amenity
- iv. Impact on character and appearance of surrounding area
- v. Impact on highway safety
- vi. Trees
- vii. Biodiversity
- viii. Thames Basin Heath SPA
- ix. Community Infrastructure Levy (CIL)
- x. Energy sustainability
- xi. Drainage/SuDS

### **i. Principle of Development**

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12).

9.3 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF. In particular, Policy CS2 permits development within defined settlements.

9.4 The site is located within the Defined Settlement as designated by the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, highway safety, trees, etc.

### **ii. Loss of public house**

9.5 Para 235 of the CSDPD refers to community functions. It states that "many retail units are hubs of the community...Units that perform an important community role including post offices, convenience stores, chemists and pubs will be protected. Planning applications involving their loss by redevelopment or change of use will not be allowed unless exceptional circumstances have been proven and an equivalent or better replacement facility has been secured".

9.6 Section 8 of the NPPF refers to promoting healthy and safe communities. Para 92 states: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

(a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments:

(c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

9.7 When previous application 17/00672/FUL was under consideration, a Marketing Report by Savills (UK) Ltd dated September 2016 and a Viability Study by Savills (UK) Ltd dated September 2017 was submitted at that stage. These documents have been re-submitted as part of this current application.

9.8 As part of considering previous application 17/00672/FUL, the Council instructed an independent review of the marketing and viability information that was submitted by the applicant. This review was undertaken by Fleurets Limited, a firm of Chartered Surveyors that deals with the sale and valuation of licensed and leisure premises.

9.9 The review by Fleurets remains applicable to this application and the following comments from the review are replicated below:

9.10 The Royal Hunt was acquired by Hawthorn Leisure from Greene King in May 2014. At the time of purchase, the pub was tenanted by an independent operator under a rolling tied agreement due to expire. Hawthorn Leisure sought to secure an A1 retail use at the premises via a Certificate of Lawfulness, LPA ref: 15/00432/LDC which was refused by the Council in October 2015. It was subsequently dismissed at appeal by decision letter in August 2016. Because of the failure to secure an A1 use on the site, Hawthorn Leisure disposed of the site.

#### Marketing Report

9.11 Savills marketed the premises from 2 September 2014 and approximately 4 months later, it was placed under offer to a purchaser that was conditional to planning permission being secured. This was not secured, and subsequently the offer was withdrawn. The premises remained advertised by Savills during this period but was shown as Under Offer. Interested parties at this time were able to still obtain sales particulars and make offers. Following withdrawal of the offer, the premises was re-marketed from 11 January 2016 and sold to Patrick Ruddy Homes on 30 December 2016.

9.12 Savills circulated sales particulars to those registered on their database which included restaurant/public house operators. Fleurets consider that the marketing report was not "conducive to enticing interest from the public house sector" given it was marketed as a 'development/investment opportunity', not as a public house which could have impacted upon securing a public house operator. Notwithstanding this, the premises was still marketed for over 12 months, exposed to the public house sector/hospitality sector.

9.13 It was considered that there were constraints to the premises and interest in it as a public house:

- There was a premises licence however it was for sale of alcohol off the premises only, held by Southern Co-Operative Ltd;
- The premises is located in a fairly quiet residential area, therefore limiting daytime trade, restricting it to evenings/weekends;
- The premises has small trade areas and no commercial kitchen, restricting trade potential further. An extension would be required to create a trade kitchen at the expense of parking (officer comment: application, LPA ref: 14/01203/FUL for a ground floor extension to the existing Public House including internal alterations, and reconfiguration of parking area following the demolition of single storey side element and ancillary kitchen outbuilding was refused in January 2015 on parking grounds which re-enforces this view).
- The premises was in poor repair/condition. The existing small dated kitchen wouldn't have been capable of providing even modest food offerings. Therefore investment was required in the premises for it to operate as a viable public house.

9.14 Managed pub companies have site requirements to enable turnover and profit, with desired turnover levels being £20,000/week. This would require a prominent road location, a

site of  $\frac{3}{4}$  to one acre, a built area of 7000-8000sqft and customer area of 2500-3500sqft; none of which the Royal Hunt has.

9.15 Further, in general, beer volumes have declined. Managed pubs have evolved becoming more food driven. For premises unable to do this, trade has become more difficult, particularly for wet sales led pubs (which the former Royal Hunt PH was).

#### Viability Report

9.16 Barrelage volumes were falling considerably in the run up to the sale of the premises. The applicant's report states it was a fall of 48.9% whereas Fleurets calculated a fall of 32.6%.

9.17 No commercial kitchen at the premises meant it was wet sales led and given there was no commercial kitchen, this would restrict trade potential as only nominal food sales would be achieved and therefore stay periods in the pub would be shorter.

9.18 The refurbishment and reopening of the Royal Foresters (London Road, Ascot under planning permission 17/00555/FUL) has large trading areas and parking and is prominently positioned which would create additional pressures on the Royal Hunt (if trading). Oakman Inns who now operate the Royal Foresters are experienced, successful operators who create destination venues. Prospective purchasers would therefore be cautious and this would put strain on the trading potential of the Royal Hunt.

9.19 Fleurets undertook their own trade assessment for the Royal Hunt which concluded that the premises (after all property costs, repairs, etc) would not make a financial return (there would be a net loss) and would therefore not be financially viable as a public house.

9.20 In summary, the premises is small with limited trading potential and would require considerable investment, however it is financially unviable. As per the test under para 235 of the CSDPD, these factors are considered to constitute "exceptional circumstances" and with alternative pubs in the area, including the Royal Foresters, this would lead to strain on trading potential on the Royal Hunt (if operational).

#### Asset of community value

9.21 The Community Right to Bid was established under the Localism Act 2011. It allows communities and parish councils to nominate buildings or land to the council as being of community value. A building or other land is an Asset of Community Value if its main use has recently been, or is currently used, to further social wellbeing and interests of the local community, and could continue to do so in the future.

9.22 The Royal Hunt was listed as an Asset of Community Value (ACV) in November 2017 after being nominated by the Campaign for Real Ale - CAMRA. However, the premises was subsequently de-listed on 19 March 2018 following an internal review. A further nomination to list the building was made in June 2018; however, this was rejected in July 2018 for failure to satisfy criteria set out in the Localism Act 2011.

9.23 As the premises is not listed as an ACV, this is not currently a material planning consideration to the determination of this revised application. Notwithstanding this, the LPA sought independent advice on the loss of the public house as a community facility at the time of assessing previous application 17/00672/FUL and it was concluded that the loss of the facility was not unacceptable.

### iii. Residential amenity

#### 188A to 196 New Road

9.24 The northern elevation of the building would be set a minimum of 25m from the front elevations of dwellings to the north/north-east of the site at nos. 188A to 196 New Road. This front elevation facing New Road would be part two storey, part two and a half storeys high with 2no. dormer windows proposed on the northern roof slope. There would be sufficient separation distance between the front elevation of the proposed building and the front elevations of nos. 188A to 196 New Road to ensure that no adverse overlooking or loss of privacy would result. There would be a 25m separation distance between the northern elevation of the proposed building and existing dwellings at no. 188A to 196 with the highway as an intervening feature between. The proposed building would therefore not appear overbearing, nor would it result in loss of daylight or overshadowing to the occupiers of nos. 188A to 196 New Road.

#### 6 King Edwards Road

9.25 The proposed building would be set 13.4m from the boundary with no. 6 King Edwards Road with a 14.2m separation distance to the flank wall of no. 6 at the closest point. In view of these separation distances and the siting and layout of the building as proposed, it would not appear unduly overbearing to the occupiers of no. 6. There are ground and first floor windows proposed in the southern elevation of the building facing the flank wall of no. 6 at the closest point, including a Juliet Balcony. However, given there are no windows in the flank wall of no. 6 at first floor level facing the application site and there would be some 14m separation distance between the flank wall of no. 6 and the proposed building at the closest point, no adverse level of overlooking would result to no. 6.

9.26 The furthest staggered rear elevation of the building would be set 25m from the boundary with no. 6 and the first floor windows proposed on this section of the building would not result in undue overlooking to the rear garden of no. 6. The side (western) elevation of the building would comprise ground and first floor windows with 2no. dormers and 2no. rooflights proposed on the roof slope. These windows would be set 13.4m from the boundary with no. 6 at the closest point and given the positioning of the windows relative to the rear garden of no. 6, would have oblique views over the rear garden and would not result in an adverse level of overlooking or loss of privacy.

9.27 The proposed parking spaces would be set approximately 12m from the boundary with no. 6 at the closest point. In view of this separation distance, this would not result in adverse noise and disturbance to no. 6. The vehicular movements associated with a residential use compared to the former public house would be significantly reduced. The area of land abutting the boundary with no. 6 was formerly utilised as a beer garden when the public house was operational. A communal garden is proposed along the boundary with no. 6 which would be beneficial to the residential amenities of no. 6 when compared to the former use of the land as a beer garden.

#### Drummond Court

9.28 The proposed building would be set out in an L-shaped formation in the site. There would be a 12.4m separation distance between the proposed building and the flank wall of Drummond Court (the flatted development at 1-7) at the closest point, increasing to a separation distance of 19.2m. 5no. Windows (2 of which are dormers), 2no. rooflights and a door are proposed in the side elevation of the building which will be set 19.2m from Drummond Court. At ground floor level, a door is proposed serving an entrance hall and a window serving a bathroom which would be obscure glazed; at first floor level, 2no windows are proposed - 1 serving a lobby and 1 serving a bathroom which would be obscure glazed and at second floor level, there are 2no. dormer windows - 1 which would serve a bedroom and 1 a bathroom which would be obscure glazed and 2no. rooflights serving a landing and

hallway. Given the positioning of these windows relative to Drummond Court, the side to side relationship between the existing building at Drummond Court and the proposed building, and the separation distance of 19.2m between the flank wall of the proposed building and the flank wall of Drummond Court at the closest point, no unacceptable level of overlooking or loss of privacy would result to the occupiers of Drummond Court.

9.29 Due to the siting of the proposed building and separation distances between the proposed building and Drummond Court, there would be no adverse loss of daylight or overbearing impact to the occupiers of Drummond Court.

9.30 Part of the communal parking area would be sited close to the boundary with Drummond Court, providing 4no. parking spaces. This would not result in undue noise and disturbance to occupiers of Drummond Court and details of boundary treatment and landscaping will be secured by condition to provide screening to the parking spaces.

9.31 There is a pair of semi-detached dwellings to the rear of the flatted development at nos. 1-7 Drummond Court - nos. 8 and 9 Drummond Court along with a detached double garage serving these dwellings. The proposed building would be set some 35m from nos. 8 and 9 Drummond Court at the closest point. In view of these separation distances, the proposed development would not result in loss of daylight or overlooking, or appear overbearing to the occupiers of nos. 8 and 9 Drummond Court.

9.32 The proposed building would be set approximately 12m from the church/church hall to the east of the site, with the highway as an intervening feature between. The proposed flatted development would follow similar building lines to that of the church hall. Given the church/hall is not in residential use and the separation distances between the buildings, no adverse impacts would result to users of the church/hall.

#### Future occupiers of proposed flats

9.33 In relation to the residential amenities of future occupiers of the proposed dwellings, each unit would have windows serving habitable rooms, the provision of on-site parking and cycle storage, along with communal amenity areas.

9.34 Previous applications for the residential redevelopment of the site have not included reasons for refusal on impact to residential amenities of surrounding dwellings. As such, the proposal would not be considered to have such an adverse effect on the residential amenities of neighbouring properties and acceptable living standards would be provided for future occupiers of the proposed flats, in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

#### **iv. Impact on character and appearance of surrounding area**

9.35 The Council adopted the Design SPD in March 2017 which seeks to secure good design and high quality development. The Design SPD sets out a number of recommendations that are relevant to the proposed development. Of particular relevance are the following recommendations:

- The form of new buildings, including roofs, should relate well to those found in the local context;
- Frontages should relate to the context of the area, in particular the relationships between existing building lines, set backs, landscaping and the continuity of the frontage;
- Buildings on corners should respond to their position and should have two front elevations. Apartments should be placed on plots where a good balance between built form, parking and useable amenity space can be achieved.

9.36 The site lies in a predominantly residential area with a mix of housing ages, types and styles. To the north are two storey semi-detached dwellings of traditional appearance with hipped roofs; immediately to the west lies Drummond Court, a 2.5 storey high flatted development comprising hipped roofs, gables and dormer windows; and to the south on King Edwards Road are a mix of bungalows, chalet bungalows and two storey dwellings. Therefore, whilst the area is residential in character, there is no predominant pattern of development or housing style in the local area.

9.37 A flatted development is proposed on site that would be 2.5 storeys high, containing 8no. residential units following demolition of the existing public house and ancillary outbuilding. The existing building is neither listed, nor locally listed. The density of the development would be similar to the density of development on the adjoining site at Drummond Court and would be considered an efficient use of land, promoted by the NPPF, on a previously developed site located in the settlement boundary, with a net gain of 8no. 1 bed units.

9.38 Drummond Court to the west is 2.5 storeys high and the development as proposed would also be 2.5 storeys high with rooms in the roofspace. The proposed development would be lower in height than the adjoining development to the west when viewed from New Road and would therefore relate well to surrounding built form. Further, the staggered roofline of the building as proposed, roof form, gable features and dormers, along with a brick and render finish, would reduce the bulk and massing of the building when viewed in the street scene.

9.39 There would be some 12m separation distance between the flank wall of the flatted development and the flank wall of Drummond Court to the west, where the northern elevation of the building facing New Road has been reduced in length following the removal of one of the residential units originally proposed. The single storey bin and cycle store would be set close to the boundary with Drummond Court. Given the separation distances between the flank wall of the proposed flatted development and Drummond Court, with the single storey building forming bin/cycle store between, there would be good visual and physical separation between the buildings, along with opening up views into the site, particularly towards prominent protected Oak tree located in the south-western corner of the site.

9.40 The proposed building facing onto New Road would project beyond the building line of the adjoining building at Drummond Court but would not project beyond the building line of the Church/hall opposite the site also facing onto New Road. The building frontage facing onto King Edwards Road would project beyond the building line of the dwellings at nos. 6 and 8 King Edwards Road. However, the proposed building would be sited in a similar position to that of the church/hall opposite the site. The proposed building, along with the bin and cycle store, parking court and communal amenity area would not represent overdevelopment of the site, with sufficient space for soft landscaping around the northern and eastern elevations of the building addressing the roads, and within the communal amenity area. The proposed layout would not be dissimilar to that at Drummond Court. As such, the siting and layout of the building would be acceptable when viewed in the context of the surrounding area.

9.41 The proposed building would be dual frontage with the northern and eastern elevations addressing New Road and King Edwards Road, with the addition of projecting gables and windows overlooking both roads, creating a well-designed, active street frontage in accordance with the Council's Design SPD (2017).





9.42 The design of the building would replicate that of the flatted development to the north-west of the site at Drummond Court in relation to a similar roof design comprising hips, gables and dormer windows and materials comprising a mix of render and brick. Architectural detailing would include soldier courses above windows and doors and brick stringcourse to add design interest to the building.

9.43 A flat roofed bin store is proposed facing onto New Road, with a cycle store located to the rear. The bin store would project beyond the front elevation of the proposed flatted development by approximately 1m, however, due to its size and design, with a flat roof, it would not appear unduly prominent in the streetscene. There is an existing flat roofed outbuilding which is larger in size than the bin store proposed which is sited on the corner of New Road/King Edwards Road closer to New Road than that of the proposed bin store. The bin store would also not project beyond the building line of the Church to the east.

9.44 Soft landscaping is proposed to the front of the building facing onto both New Road and King Edwards Road, including boundary planting which would help soften the built form on its frontages. The proposed parking area would be sited to the side and rear of the building so it

would not appear readily visible in the street scene. Railings are proposed to enclose the land to the front and side of the building along with planting, which would be acceptable, seen elsewhere in the streetscene. Full details of landscaping and means of enclosure will be secured by planning conditions.

9.45 Previous applications for the residential redevelopment of the site have not included reasons for refusal on design/impact on character of the area. As such, the proposal would not harm the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Design SPD and the NPPF.

## **v. Transport**

### **Access**

9.46 Access for vehicles is proposed within a 20mph section of New Road, which changes to 30 mph to the east, close to the junction with King Edwards Road. Visibility splays of 2.4 x 25m (Manual for Streets 20mph) are shown on the submitted Site Layout plan, though greater than this is available to the right, with at least 2.4 x 43m (Manual for Streets 30mph) into the 30 mph speed limit area.

9.47 The proposed access location should not conflict with the adjacent bus stop to the north-west. 2m x 2m visibility splays to the back of the footway appear to be available to either side of the car park egress and these should be secured via planning condition.

9.48 A 4.8m wide access road into the site is proposed, alongside a footway area around the bin and cycle store to the north-west. There is a solid wall to the south-eastern edge of the access road, though there are no windows or other openings proposed within it which would conflict with the highway operation

9.49 A separate pedestrian access is proposed onto King Edwards Road to the south-east.

9.50 There is currently a long dropped kerb along the New Road frontage. The applicant will need to enter into a S278 legal agreement with the Highway Authority to create the new access and reinstate full-height footway in areas where dropped-kerb is no longer needed. There may also be a requirement to extend the double-yellow lines on the site frontage through amendment to the Traffic Regulation Order, to reduce the likelihood of vehicles parking in the visibility splay to the right of the access.

### **Car Parking**

9.51 9no. parking spaces are to be provided within a communal car park, which would provide 8no. residents parking spaces to comply with the Council's Parking Standards SPD (March 2016) for 8no. one bed flats; plus one visitor parking space. The Parking Standards SPD states that 1 visitor space should be provided per 5 units (over 5 units) which would be provided on site.

9.52 The proposed parking spaces will be 2.4m by 4.8m with 6m of aisle space which complies with the current standards and nib beyond space 6 is provided to ease movement into and out of this end space. A transfer area to the proposed disabled space (numbered 10) is shown, compliant with Annex B of the Parking Standards SPD.

### **Cycle Parking**

9.53 The proposed cycle store can accommodate 8 cycles, as required by the Parking Standards SPD. However, having the door on the end of the cycle store may make access

difficult. It is recommended that a sliding door is used on the south-western elevation instead, facing the car park. This can be secured by condition.

#### Refuse Collection

9.54 A bin store is proposed fronting New Road and refuse collection would be undertaken from New Road. The Council's Waste and Recycling Team have confirmed that the bin store is of sufficient size to serve the development.

#### Trips

9.55 The previous use of The Royal Hunt as a pub could have generated in the region of 200 trips per day based on survey data from similarly-sized pubs. The proposal for 8no. 1 bed flats would generate significantly fewer vehicular movements when compared to the former use of the building as a public house.

#### 9.56 Construction Management

The development site is in a very sensitive location for pedestrian movements and parking associated with Ascot Heath Infant and Junior School.

9.57 Construction deliveries should not be undertaken during the defined Traffic Sensitive time periods for New Road; currently defined as 0700 to 0930 hours and 1430 to 1900 hours daily. A Construction Management Plan is recommended to be secured by condition.

9.58 Previous applications for the residential redevelopment of the site have not included reasons for refusal on highway grounds. Subject to the imposition of conditions, the proposal is considered to be in accordance with CS23 of the CSDPD, Saved Policy M9 of the BFBLP, the Parking Standards SPD and the NPPF and would not result in adverse highway safety implications.

### **vi. Trees**

9.59 There are 3no. trees on site which are covered by Tree Preservation Orders (TPOs).

9.60 An Oak (Survey ref: T7) is protected by confirmed Tree Preservation Order 552 (Ref T1).

A Scots Pine (Survey Ref: T5) and Sycamore (Survey Ref: T3) are protected by confirmed Tree Preservation Orders 1192 (Ref T1 & T2).

9.61 These TPOs are significant trees which represent a material planning constraint on this site and need to be retained and fully safeguarded. Based on BS5837 (2012) guidance these trees fall into the following categories:

- Survey T7 Oak – (T1~ TPO 552) and Survey T3 Pine (T5~ TPO 1192) are A1 grade trees.
- Survey T3 Sycamore – (T2~ TPO 1192) is a grade B1 specimen.

9.62 A1 and B1 category specimens are described in the Standard as:

*Trees of high quality with an estimated remaining life expectancy of at least 40 years –  
A1: Trees that are particularly good examples of their species, especially if rare or unusual;  
or those that are essential components of groups or formal or semi-formal arboricultural  
features (e.g. the dominant and/or principal trees within an avenue).*

*B1: Trees that might be included in category A, but are downgraded because of impaired  
condition (e.g. presence of significant though, remediable defects, including unsympathetic*

*past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation*

9.63 The Oak (TPO 552) is a landmark specimen that can be viewed from all major approaches to the site. It makes an extremely prominent and significant contribution to the landscape character and appearance of the area. This quality is further enhanced by the general small number of other mature specimens in the immediate vicinity.

[Officer comment: The importance of T7 is acknowledged by para 4 of the appeal decision dated 14 August 2019 which states: *T7 has been described by the Council as a landmark specimen. It was apparent from inspection that it is considerable in size and readily visible from a variety of different viewpoints. It significantly exceeds the height of the vacant public house that sits before it in the New Road street scene such that a substantial extent of its crown is widely visible. T7 is extremely prominent and makes an important contribution to the character and appearance of the area*].

9.64 The Oak has good overall form and based on the significant amount of new growth being produced within the canopy has continued to progressively adapt to the radical change to its original rooting environment, caused in part by development pressures from the redevelopment of the site to the west at Drummond Court. The tree has a long remaining lifespan and this is heavily reliant on avoiding any further loss, disturbance or other pressures on its remaining rooting environment. The minimum rooting area and natural growing environment of the protected Oak is heavily impaired/pressured on multiple sides by the existing tarmac parking areas within the application site and on the adjacent site to the west located within approximately 5 metres of the trunk.

9.65 Based on its size this tree it requires a minimum RPA of 684sqm. Taking into account the existing constraints, the areas beyond the footprints of existing structures on site, forms the tree's primary/minimum rooting area on which it will very heavily reliant, to sustain its long term health and vigour. Any encroachment into the minimum RPA of the Oak (an area of 684sqm) or changes to the present ground conditions in this area (regardless of the proposed design) potentially has significant implications for its health and retention.

9.66 In relation to the 2 other TPO trees on site:

- T5 - Semi mature Scots Pine is a healthy, well-formed tree with prominent views from outside the site. The tree has significant future growth potential and has a remaining life expectancy of well in excess of 40 years. This is considered to be an important long-term feature on this site. Any development needs to make allowance for its ultimate size.

- T3 –Sycamore (T2~TPO 1192) is a healthy semi mature specimen which divides into 3 main stems. Based on its prominent location on the boundary, contribution to the street scene and perfectly sustainable and manageable form, this remains an important feature to retain and safeguard.

9.67 The scheme has been amended during the course of the application, and the proposed layout now respects the minimum root protection area around the TPO trees on site, particularly the mature Oak.

9.68 The reduction in the number of residential units on site and alterations to the parking court to serve the development are now located outside the minimum RPA of the Oak.

9.69 A knee rail fence is proposed between the parking court and the adjoining soft landscaping to prevent use for overspill parking. Additional tree planting can be provided within the communal amenity area to the rear of the building/parking court. There is also scope for new hedge planting along the northern and eastern boundaries.

9.70 In summary, the amendments to the scheme submitted during the course of this application, with the reduction in the number of residential units proposed and changes to the parking area to ensure that all hard surfacing would be located outside of the minimum RPA of the protected Oak tree, overcome the main reason for refusal of application 18/00552/FUL and the subsequent dismissed appeal. Subject to the imposition of conditions, including details of tree protection, hard and soft landscaping and details of service layout, the proposed development, as amended, would not result in adverse impacts to protected trees which make an important contribution to the landscape character and appearance of the area. As such, the proposal would be in accordance with Saved Policies EN1 and EN20 of the BFBLP, CS7 of the CSDPD and the NPPF.

#### **vii. Biodiversity**

9.71 The application is accompanied by the findings of an Ecological Impact Assessment (ACD Environmental; November 2019). This was originally undertaken in April 2017 and updated in November 2019. The updated survey confirmed conditions on site largely remain the same.

9.72 The Assessment sets out the findings of a Phase 1 habitat survey, preliminary bat roost assessment and bat emergence survey. The Assessment takes into account the findings of a search of data held by the Thames Valley Environmental Records Centre (TVERC).

9.73 The survey has shown that the site comprises the former public house, outbuilding and surrounding hardstanding with areas of improved grassland, introduced shrubs and scattered mature trees on the boundaries. The preliminary roost assessment found no evidence of bats within any of the buildings. The former pub (Building 1) and one outbuilding (Building 2) had features of low bat roost potential. The trees were considered to be of negligible bat roost potential. Emergence survey covering Buildings 1 & 2 recorded no evidence of the presence of bats. The site is not designated for its wildlife interest and considered to be of negligible value for protected and notable species.

9.74 The report sets out precautionary measures for bats during demolition and measures to avoid nesting birds during vegetation clearance. Opportunities to minimise the ecological impact of development e.g. use of sensitive lighting and allowing wildlife e.g. hedgehogs free movement are set out. Measures to enhance the ecological value are proposed including the provision of integral bat boxes, use of native planting, provision of bird and hedgehog boxes.

9.75 The Ecological Impact Assessment has been completed in accordance with good practice guidance by appropriately qualified ecologists and the conclusions that the proposals are unlikely to have any impact on habitats and species of conservation importance are considered to be appropriate. The report makes recommendations for measures to protect and enhance the ecological value of the site. These matters can be dealt with by condition, including biodiversity enhancements and no site clearance (including demolition) during the bird nesting season.

9.76 Subject to the imposition of conditions, the proposal would not adversely impact upon biodiversity and would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

### **viii. Thames Basin Heath SPA**

9.77 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (TBH SPA) along with any larger developments comprising over 50 net new dwellings within the 5 - 7km zone is likely to have a significant effect on the integrity of the TBH SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has been carried out for this proposed development in accordance with Conservation of Habitats and Species 2017 (as amended).

9.78 This site is located approximately 4.3km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.79 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD). The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.80 In this instance, the development would result in a net increase of 8 x 1-bedroom dwellings replacing a single 3-bedroom dwelling within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £29,112.

9.81 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £2,481 which is also calculated on a per bedroom basis.

9.82 The total SPA related financial contribution for this proposal is £31,593. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would overcome the holding reason for refusal of previously refused application, 18/00552/FUL.

### **ix. Community Infrastructure Levy (CIL)**

9.83 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015.

9.84 CIL applies to any new build (except outline applications and some reserved matters applications) including those that involves the creation of additional dwellings. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.85 The application site lies within the zone of the Northern Parishes.

**x. Energy sustainability**

9.86 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage (average water use of 110 litre/person/day). A planning condition is recommended to secure the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.87 Policy CS12 requires at least 20% of energy requirements for 5 or more net additional dwellings to be generated from on-site renewables, as well as a reduction in carbon emissions of at least 10% through the submission of an Energy Demand Assessment. A planning condition is recommended to secure the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

**xi. Drainage/SuDS**

9.88 The application site is located within Flood Zone 1. A condition is recommended to ensure that the hard-surfaced areas proposed for access and on-site parking/turning are SuDS compliant.

**10. CONCLUSION**

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

10.2 The reduction in the number of residential units proposed and subsequent changes to the proposed parking area to ensure that all hard surfacing would be located outside of the minimum RPA of the protected Oak tree, overcome the main reason for refusal of application 18/00552/FUL and the subsequent dismissed appeal. As such, the proposal would not adversely impact upon protected trees which make an important contribution to the landscape character and appearance of the area.

10.3 The loss of the public house is not unacceptable as it has been demonstrated that there are "exceptional circumstances" to justify its removal.

10.4 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed flats. The proposal would also not adversely impact upon the character and appearance of the surrounding area.

10.5 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage. Conditions are recommended in relation to biodiversity and energy sustainability.

10.6 A legal agreement is required to secure contributions for SPA mitigation and highway requirements.

10.7 The application is therefore recommended for approval, subject to the completion of a legal agreement.

## 11. RECOMMENDATION

11.1 **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:

- i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA
- ii. (a) ensure a Highways Act S278 agreement is entered into for:
  - (i) the vehicular access formation onto New Road, including reinstatement of sections of dropped-kerb which are no longer required back to full-height kerb;
  - (ii) the pedestrian access formation onto King Edwards Road; and
- (b) for the applicant to pay legal costs associated with reviewing and advertising amendment of the parking restrictions Traffic Regulation Order, to extend double yellow line provision across the site frontage onto New Road, and paying the costs of implementing the revised Traffic Regulation Order subject to this being successful.

the Assistant Director: Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant: Director: Planning considers necessary:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

Drawing no. 17-J1703-201 Rev D received 1 July 2021

Drawing no. 17-J1703-202 Rev A received 9 February 2021

Drawing no. 17-J1703-203 Rev B received 24 May 2021

Drawing no. 17-J1703-204 Rev B received 24 May 2021

Drawing no. 17-J1703-209 received 9 February 2021

Drawing no. 17-J1703-210 received 9 February 2021

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

3. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The development hereby permitted shall not be begun until details showing the slab level and finished floor levels of the building in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved drawing.

REASON: In the interests of the character of the area.

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

5. The windows shown on the approved drawings as having obscured glazing shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed shut to a height of 1.7m from floor level.



REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no additional windows, similar openings or enlargement thereof shall be constructed in the southern and western elevations (side and rear elevations) of the building hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]

7. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Comprehensive 5 year post planting maintenance schedule.
- c) Paving including paths, patios, proposed materials and construction methods, parking courts, etc.
- d) Location, site specific design (including foundation requirements), and implementation method statement for permanent low barriers to prevent vehicle parking access onto retained soft landscaping areas forming part of the Root Protection areas of protected trees affecting the site.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard BS 8545:2014 - Trees: from nursery to independence in the landscape - Recommendations or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose

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

8. The development hereby permitted shall not be occupied until details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the flats approved in this permission.

REASON: In the interests of the visual amenities of the area and in the interests of biodiversity.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS1, CS7]

9. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that:

(a) the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%)

has been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be constructed in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD CS12]

11. The development hereby permitted shall not be occupied until the existing access to the site from New Road is closed and the footway/verge is reinstated in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The reinstatement shall be retained thereafter. The approved scheme shall be implemented in full before the occupation of any of the flats approved in this permission.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The development hereby permitted shall not be occupied until means of access for pedestrians onto New Road and onto King Edwards Road have been submitted to and approved in writing by the Local Planning Authority. The accesses shall thereafter be constructed in accordance with the approved plans. The approved scheme shall be implemented in full before the occupation of any of the flats approved in this permission.

REASON: In the interests of accessibility and to facilitate access by pedestrians.

[Relevant Policies: BFBLP M6, CSDPD CS23]

13. The development hereby permitted shall not be occupied until the proposed vehicular access has been formed onto New Road in accordance with the approved plans and provided with visibility splays of at least 2.4m x 25m in each direction with the detailed access design and visibility splays to be submitted to and approved in writing by the Local Planning Authority. Thereafter the land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and maintained clear if any obstruction exceeding 0.6 metres in height at all times.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

14. The development hereby permitted shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the access and the adjacent footway. The dimensions shall be measured along the edge of the access and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

15. The development hereby permitted shall not be occupied until the associated vehicle parking and turning space for 9 vehicles has been surfaced with a bound or bonded material and marked out in accordance with the approved plans. The spaces shall thereafter be kept available for parking and turning 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.

[Relevant Policies: BFBLP M9, CSDPD CS23]

16. The development hereby permitted shall not be occupied until secure and covered cycle parking for 8 cycles has been provided in the location identified 'Cycle Store' on the approved plans within the development. The store shall thereafter be retained. The doors to the cycle store hereby approved shall be on the south-westerly elevation and of a sliding design. Any replacement or repair shall only be with a sliding door.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

17. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

18. The development (including demolition and site clearance) hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

(A) Parking of vehicles of site personnel, operatives and visitors

(B) Loading and unloading of plant and vehicles

(C) Storage of plant and materials used in constructing the development

(D) Wheel cleaning facilities

(E) Temporary portacabins and welfare for site operatives

(F) Swept path plans demonstrating that the largest anticipated construction vehicle can arrive in a forward gear, turn around on site and depart in a forward gear onto the adopted highway

(G) crane location (if required)

(H) timing and control of vehicle arrivals and departures, including:

(i) how timing will be controlled to avoid ensure that there is sufficient space on side for construction vehicles to enter the site, turn around and leave the site in a forward gear;

(ii) timing of vehicle arrivals and departures to avoid the defined traffic sensitive time periods on the neighbouring adopted highway network;

(iii) routes of construction vehicles to / from the site and how these will be monitored and controlled.

(iv) details of proposed banksman arrangements, in particular if reversing movements of construction vehicles are anticipated;

(I) visibility splays available at the site access onto New Road during construction; and

(J) details of any temporary traffic management or signage proposed.

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (A) to (J) above.

REASON: In the interests of amenity, trees and road safety.

[Relevant Policies: BFBLP EN1, EN20, CSDPD CS23]

19. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards

for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

20. The demolition shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

Relevant Plans and Policies: CSDPD CS1, CS7]

21. 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, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

22. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be complied with during construction.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. The development hereby permitted shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out -

Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in accordance with the approved details.

REASON: In order to safeguard existing trees and other vegetation considered worthy of retention.

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

24. The protective fencing and other protection measures specified by condition 23 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard existing trees and other vegetation considered worthy of retention.

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

25. The development hereby permitted shall not be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details shall include:

- a) Existing and proposed finished levels.
- b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
- c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and
  - (ii) a programme and method of implementation.

The development shall be carried out in accordance with the approved details.

REASON: In order to safeguard existing trees and other vegetation considered worthy of retention.

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

26. The development hereby permitted shall not be begun until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority.

Details shall include: -

- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The development shall be carried out in accordance with the approved details.

REASON: In order to safeguard tree roots and thereby safeguard existing trees.

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

27. The development hereby permitted shall not be begun until:

(i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works

have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

The development shall be carried out in accordance with the approved details.

REASON: In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention.

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

28. The development hereby permitted shall not be begun until a detailed site specific programme of supervision/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 individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping. To include routine site visits at maximum 4 week intervals
- 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 without

the prior written agreement of the Local Planning Authority. 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.

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

**In the event of the S106 agreement not being completed by 29<sup>th</sup> October 2021, the Assistant Director: Planning be authorised to either extend the period further or refuse the application on the grounds of:**

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).

### Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

3. Materials

4. Slab level/finished floor level

7. Landscaping

9. Sustainability Statement

10. Energy demand assessment

18. Site organisation

20. Biodiversity enhancements

23. Tree protection

25. Ground levels

26. site specific method statement for the removal of all existing hard surfaced areas and/or structures within RPAs

27. Services

28. Programme of supervision/monitoring for all arboricultural protection measures

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

8. Boundary treatment

11. Closure of existing access

12. Pedestrian access

13. Visibility splays

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

1. Time limit

2. Approved plans
5. Obscure glazing
6. Restrictions on additional windows
14. Visibility splays
15. Parking
16. Cycle store
17. Restrictions on gates
19. SUDS
21. No external lighting (unless proposed then details need to be submitted to the LPA)
22. No clearance during bird nesting season (Unless proposed then details need to be submitted to the LPA)
24. Tree protection

3. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at [Highways.Transport@bracknellforest.gov.uk](mailto:Highways.Transport@bracknellforest.gov.uk), to agree a Section 278 agreement in relation to the vehicular and pedestrian access construction and reinstatement details and any off-site highway works. Permission must be granted by the Highway Authority through S278 of the Highways Act before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out

4. This planning permission contains certain conditions that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to any development activity taking place on site (including any initial clearance works). Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised. This may be highlighted in any subsequent search carried out on the property/ properties.

5. Trees on and adjacent to this site are protected by Tree Preservation Orders. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non-compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non-compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)



**Unrestricted Report**

**ITEM NO: 06**

Application No.  
**21/00317/PAR**

Ward:  
Crowthorne

Date Registered:  
25 March 2021

Target Decision Date:  
20 May 2021

**C**

Site Address: **Parkfield House Cambridge Road Crowthorne  
Berkshire**

Proposal: **Prior approval application for additional storey to provide residential accommodation comprising of 2 No. 1 bed flats and 3 No. 2 bed flats.**

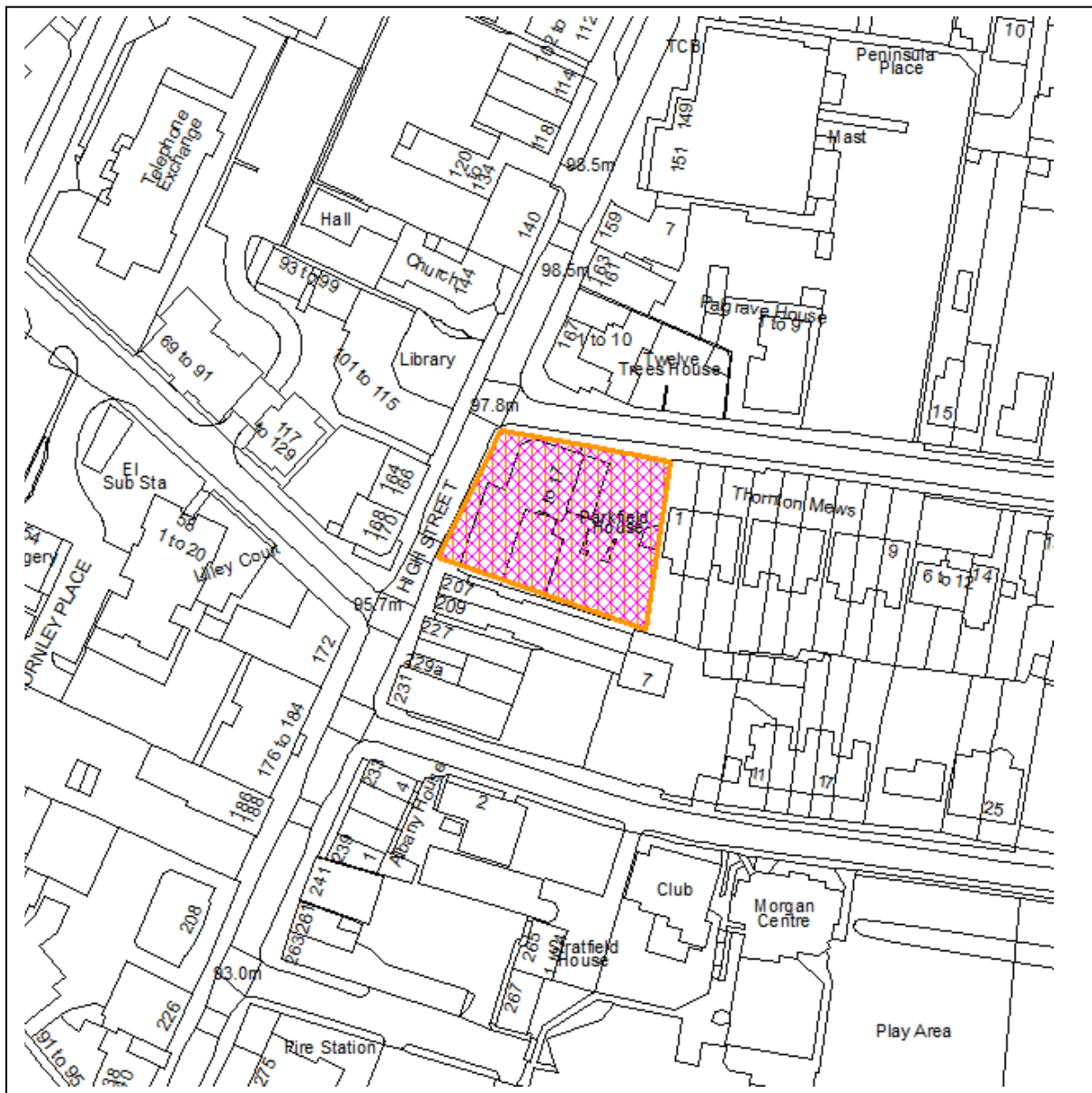
Applicant: Mr J Davies

Agent: Miss Chloe Fleck

Case Officer: Sarah Fryer, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 This is an application for prior approval under Schedule 2, Part 20 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Under Class AA, of Part 20, permitted development consists of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building subject to certain criteria being met and an application for prior approval being granted by the Local Planning Authority.

1.2 This application constitutes the application for prior approval and having had regard to the criteria and conditions of Class AA, part 20 it is considered that prior approval be granted.

<b>RECOMMENDATION</b>
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Prior approval be granted subject to conditions in Section 11 of this report
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### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application is reported to the Planning Committee as it has received more than 5 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within settlement boundary
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With 5km of the SPA
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3.1 Parkfield House is a three storey building located on the east side of Crowthorne High Street, with retail and other commercial uses on the ground floor and residential above, consisting of 6, two-bedroomed and 10 one bedroomed flats.

3.2 Parking consisting of 30 spaces (22 allocated and 8 unallocated) is located to the rear of the building with access off Cambridge Road. There is also a bin store within the parking area.

3.3 Crowthorne High Street consists of a variety of commercial and community buildings, some with residential above, varying in height between two and three storey. Parkfield House was constructed after obtaining planning permission in 2002 to complement Twelve Trees House (north of Parkfield House) and Crowthorne Library (west of the site). Crowthorne Library is a part two and part three storey building with gable features, whilst Twelve Trees House is a three storey building. All three buildings have a common architectural style. To the south are two storey buildings with slate roofs, whilst to the east are the dwellings of Thornton Mews.

3.4 The land levels rise to the south and to the east.

### **4. RELEVANT SITE HISTORY**

4.1 The relevant planning history can be summarised as follows:

05/00108/FUL

Section 73 application to allow an extended period for off-site highway works associated with a development of 16 flats and 5 shops to be completed, without compliance with

conditions 14 and 19 of planning permission 02/00744/FUL. (These conditions require the works to be completed before the development is occupied).

Approved 08.04.2005

02/00744/FUL

Erection of 10 no. 1 bedroomed flats, 6 no. 2 bedroomed flats and 5 no. retail units.

Approved 09.05.2003

02/00193/FUL

Erection of 5no. shop units and 10 no. 1 bedroomed flats and 6 no. 2 bedroomed flats.

Refused 08.07.2002

00/00736/FUL

Erection of 5 no. shop units, 10 no. 2 bedroomed apartments and 3 no. 3 bedroomed town houses (Parkfield House) following demolition of existing buildings.

Approved 25.04.2002

610474

Demolition of existing petrol station and erection of retail residential and office development. Provision of 39 car parking spaces and construction of vehicular access to Cambridge Road.

(DEMOLISHED)

Approved 15.08.1986

## **5. THE PROPOSAL**

5.1 An additional floor is proposed to Parkfield House to contain an additional 5 flats, consisting of 3 two-bedroomed and 2 one bedroomed and a communal roof terrace.

5.2 The extension is designed as a mansard, set back from the existing wall plane, behind a small parapet. The main dormer roof will be slate clad with lead or zinc surrounding the dormer windows.

5.3 To the rear it is proposed to re-allocate the parking as no additional parking spaces are proposed. The existing bin store will be slightly enlarged and this will only serve the residential elements of Parkfield House.

5.4 Amended plans have been received removing balconies to two flats facing east. Juliette balconies have been provided allowing doors to be opened but preventing occupiers from stepping out onto the proposed green roofs.

## **6. REPRESENTATIONS RECEIVED**

### Crowthorne Parish Council

6.1 Recommends refusal for the following reasons:

The Neighbourhood Plan carries significant weight and should be adhered to. Policy CR9 required proposal to demonstrate how air quality will not be impacted.  
The overbearing nature and overdevelopment of the site in its context.

Insufficient parking (9 additional off-street spaces should be required to comply with the Bracknell Forest Parking SPD)

Within the proximity of the site there is considerable pressure on parking, including on-street and dedicated car parks. The displacement of cars from the proposal to these areas, increasing the risk of illegal, inconsiderate or obstructive parking and a detriment to highway safety.

If the suggestion that residents and their visitors should use the public car parks is allowed, this would have a major impact on the viability of Crowthorne High St as a destination, and detrimentally affect Traders in Crowthorne.

Waste:

Additional clear, clean and accessible waste has to be planned.

Safety:

Unconvincing access to the uppermost floors and there is no evidence of the installation of sprinklers or other Automatic Fire Suppression System.

SPA:

There has been no consideration or contribution to the SPA.

Other matters:

The existing residents must be considered. The construction will result in noise, obstruction and difficulty whilst building work is carried out. A plan should be delivered showing how parking arrangements for current residents can be accommodated whilst building works are undertaken. Disruption to neighbouring roads and nearby houses should also be considered, including safety of passing children.

## Other Representations

### Crowthorne Village Action Group

6.2 The objections from the Crowthorne Village Action Group can be summarised as follows:

Highway safety:

No new parking spaces are proposed and therefore the proposal would detrimentally affect highway safety. The only way parking can be allocated to the new flats is to remove it from existing visitors and delivery drivers. This would result in increased on street parking by visitors to the existing flats and retail units. In turn this will have an impact upon the Crowthorne AQMA. It has been determined that the main cause of pollution is from queuing traffic.

Impact upon Amenity of existing residents:

Proposal would overlook habitable rooms and gardens. In addition there would be considerable disruption and noise for the existing occupiers whilst the work is being undertaken, to the detriment of amenities.

Impact upon Air Quality:

Air pollution is associated with a number of adverse health impacts. This application is located within an existing AQMA identified as an area where quality limits are likely to be breached. The increase in height which would result with this proposal would create a canyon affect, restricting the dispersal of vehicle emissions.

Neighbourhood Plan:

The proposal is contrary to the Crowthorne Neighbourhood Plan.

6.3 23 letters have been received from different addresses objecting to the proposal on the following grounds:

- Insufficient parking provided.
  - One business has contractual right to four parking spaces within the parking bay which get frequently used by residents.
  - Currently each non-residential unit is allocated two spaces and each residential, one space. This would change, displacing the current vehicles which park within the site.
- Disruption to business and existing occupiers whilst building works are undertaken from noise which could materially affect the turnover.
- No information has been submitted to demonstrate how contractor parking, storage of materials, and welfare will be accommodated during construction.
- No evidence submitted that the current structure would be capable of taking the additional floor. [Officer Note: This is covered under other legislation]
- No risk assessment to show that persons visiting the site during the building operations would be safe. [Officer Note: This is covered under other legislation].
- Proposal is not in accordance with the Development Plan for Bracknell Forest.
- Proposal would be out of keeping with the character of a town centre location.
- The proposal would result in additional impact on the amenities of residential properties, including overlooking and loss of light.
- No evidence to show that the existing services would support the additional flats.
- Proposal is overdevelopment and not in keeping with the character of Crowthorne.
- Insufficient public consultation has taken place.  
[Officer Note: Public consultation has taken place in accordance with the relevant legislation including the display of a site notice].
- There are already difficulties with parking on the site and expecting people to park off site because there is sufficient availability to park within a 250m radius is not acceptable.
- Contrary to the Crowthorne Neighbourhood Plan which states that buildings in the neighbourhood are characteristically one or two storeys high, and that there is a need for more parking.
- Sufficient housing available
- No contamination statement submitted with the application
- No Flood Risk Assessment has been submitted. It should be noted that during time of heavy rain part of the parking area floods.
- The design and external appearance of the proposal would result in a building out of scale and disproportionately taller and according visually intrusive.
- Another high building will only increase the amplified traffic noise already present.
- Loss of value to existing properties in Parkfield House [Officer note: This is not a planning consideration].
- The application proposal is not needed.

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Highway Authority

7.1 No objections subject to conditions.

### Environmental Health

7.2 No objections

### Waste and Recycling

7.3 No objections

## **8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION**

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP CR1, CR4 of the CNP	Consistent Consistent
Residential Amenity	Saved Policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD		
Parking Standards SPD		
Thames Basin Heath Special Protection Area (SPD)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

8.2 Development Plan Polices, the Crowthorne Neighbourhood Plan (CNP) and the NPPF are considered relevant in prior approval cases, but only insofar as they relate to the development and prior approval matters.

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Transport and Highway Implications
- iii. Air traffic and defence assets impacts of development
- iv. Contamination risks in relation to the development
- v. Flooding risks in relation to the development
- vi. The external appearance of the building
- vii. Impact of any works permitted by sub paragraph (1) or (d) of Class AA
- viii. Provision of adequate natural light in all habitable rooms of the new dwelling houses
- ix. Impact upon the amenity of existing building and neighbouring premises including overlooking, privacy, and the loss of light
- x. Impacts of noise from any commercial premises on the intended occupiers of the new dwellings houses.
- xi. Impacts of the introduction of or an increase in, a residential use of premises in the area on the carrying out if any trade, business or other use of land in the area.

- xii. Whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15<sup>th</sup> March 2012 issued by the Secretary of State.
- xiii. Other issues

**i. Principle of Development**

9.2 This application seeks consent under Class AA, Part 20, Schedule 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

9.3 Under Class AA permitted development consists of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building to which sub paragraph (2) applies, together with any or all-

- (a) engineering operations reasonably necessary to construct the additional storeys and new dwelling houses;
- (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwelling houses;
- (c) works for the construction of appropriate and safe access to and egress from the new dwelling houses and existing premises in the building
- (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwelling houses.

9.4 Sub paragraph (2) states that this class only applies to a building which is—

- (a) used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to the Use Classes Order, or as a betting office, pay day loan shop or launderette;
- (b) in a mixed use combining –
  - (i) two or more uses within paragraph (a); or
  - (ii) a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, together with one or more uses within paragraph (a).

9.5 If there are no implications associated with these matters, the development is considered to be permitted development.

9.6 The table below analyses the proposal against the requirements of Class AA

	<b>Development is not permitted by Class A if:</b>	<b>Complies?</b>
a	Above ground level, the building is less than 3 storeys in height	Yes
b	The building was constructed before 1st July 1948, or after 5th March 2018	Yes
c	On 5 <sup>th</sup> March 2018 the building was in a use other than- i) a use or mixed use ii) a use falling within class C3 of the Schedule of the UCO.	Yes
d	The additional storeys are constructed other than on the principle part of the building	Yes

e	The floor to ceiling height of any additional storey is i) More than 3 metres in height, or ii) More than the floor to ceiling height of any of the existing storeys  Whichever is lesser where such heights are measured internally	Yes
f	The new dwelling houses are not flats	Yes
g	The overall height of the roof of the extended building would be greater than 7 metres higher than the highest part of the existing roof (not including existing plant).	Yes
h	The extended building (not including plant) would be greater than 30 metres in height	Yes
i	Development under Class AA(1)(a) would include the provision of visible support structure on or attached to the exterior of the building upon completion of the development	Yes
j	Development under Class AA(1)(a) would include engineering operations other than works to: i) strengthen existing walls; ii) strengthen existing foundations: or iii) install or replace water, drainage, electricity, gas or other services.	Yes
k	In the case of Class AA(1)(b) development there is no existing plant on the building	Yes
l	In the case of Class AA(1)(b) development (works replacing or for new plant) the height of any replaced or additional plant is no higher than any existing plant.	Yes (no plant proposed)
m	In the case of Class AA(1)(c) development (works to the access, doors etc) would extend beyond the curtilage of the existing building	Yes
n	In the case of Class AA(1)(d) development would; i) Extend beyond the curtilage of the existing building. ii) be situated on land forward of a wall forming a principal elevation of the existing building: or iii) be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building; or	Yes
o	The land or site on which the building is located, is or forms part of: i) article 2(3) (conservation areas, AONB's etc) land: ii) site of special scientific interest iii) a listed building or land within its curtilage iv) a scheduled monument or land within its curtilage v) a safety hazard zone vi) a military explosives storage area: or vii) land within 3 km of the perimeter of an aerodrome.	Yes



9.7 As the application site is considered to be in a mixed commercial and residential use it therefore falls within a use specified by sub paragraph (2). In addition, from the analysis above, the application is considered to meet the requirements of AA.1 and is therefore considered to be permitted development.

9.8 However, under paragraph AA.2, before beginning the development the developer must apply to the local planning authority for prior approval for:

- a) transport and highway implications,
- b) air traffic and defence asset impacts of the development
- c) contamination risks in relation to the development
- d) flooding risks in relation to the development
- e) the external appearance of the building, including-
  - i. the principal elevation; and
  - ii. any side elevation that fronts a highway; and
- f) the impact of any works permitted by sub paragraph (1) or (d) of Class AA.
- g) provision of adequate natural light in all habitable rooms of the new dwelling houses
- h) impact upon the amenity of existing building and neighbouring premises including overlooking, privacy, and the loss of light
- i) impacts of noise from any commercial premises on the intended occupiers of the new dwellings houses
- j) impacts of the introduction of or an increase in, a residential use of premises in the area on the carrying out of any trade, business or other use of land in the area;
- k) whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15<sup>th</sup> March 2012 issued by the Secretary of State.

9.9 These are assessed in turn below.

## **ii. Transport and Highway Implications**

9.10 Strict adherence to Table 6 of the Parking Standards SPD (March 2016) would require 8 additional parking spaces for residents and 1 additional parking space for visitors. No additional parking has been proposed as part of this proposal.

9.11 However, the applicants have provided a Transport Statement which has been considered. This sets out the current parking allocation for the existing leases of the apartments as 1 car parking space per apartment, and that 6 car parking spaces are allocated to the existing retail units. The remaining 8 spaces within the car park are currently unallocated. Overnight parking surveys have also been undertaken, indicating that the number of occupied residential spaces accords with the allocation of 1 space per apartment.

9.12 The applicant has therefore proposed to allocate 1 space for each of the proposed additional apartments, consistent with the existing site allocation. The existing number of spaces allocated to the retail units would be retained. This would reduce the unallocated number of spaces within the car park to 3, for use by visitors. The applicant has also provided parking surveys of the local area, and these surveys indicate that there is capacity in the event that there is overnight overspill visitor parking from the development. Accordingly, the Highway Authority raises no objection to the proposed development subject to conditions being imposed.

9.13 A similar argument was used at 1-9 High Street Crowthorne (ref: 15/01261/FUL). This application was refused and taken to appeal on the basis that insufficient on-site parking was provided. The appellants submitted a transport statement which demonstrated sufficient

capacity within the surrounding streets using the Lambeth Method, and the appeal was subsequently allowed by the Planning Inspectorate.

9.14 The evidence presented, regarding the current allocation of 1 space per apartment, linked with the proposal which would allocate 1 space for each of the new apartments, maintain the number of retail spaces, and provide 3 visitor spaces demonstrates to the satisfaction of the Highway Authority that the proposal would operate without impact on highway safety. Without evidence to the contrary demonstrating that on-site parking at a level below the Parking Standards SPD would result in an on-street parking problem within the area, there are no highway safety concerns regarding parking.

9.15 In terms of trips and the additional traffic on the highway, the proposal is expected to generate between 12 and 19 trips daily, and 2 vehicular trips during each of the morning and evening peak hours. This is considered to be negligible in the context of the daily flow on neighbouring streets and would be imperceptible around daily variations in traffic.

9.16 The proposal is therefore considered to comply with Policy CS23 of the Core Strategy DPD and M9 of the Bracknell Borough Local Plan.

### **iii. Air traffic and defence assets impacts of development**

9.17 There are no defence bases which would be affected and the building is too low to affect air traffic.

### **iv. Contamination risks in relation to the development**

9.18 As the proposal is for the addition of a storey, there is no contaminated land concern.

### **v. Flooding risks in relation to the development**

9.19 The site is within Flood Zone 1 and there are no records of flooding being reported to the Council.

9.20 Objections have reported that the lower area of the carpark is prone to flooding at times of heavy rain. However, the evidence is circumstantial and could be due to poor maintenance and not an inherent flooding issues which may prevent this application. As such there are no flooding concerns associated with this proposal.

### **vi. The external appearance of the building**

9.21 Policies CS7 of the CSDPD and EN20 of the BFBLP support proposals which are appropriate in scale, mass design and materials.

9.22 The proposal is designed as a traditional mansard, set back behind a parapet with lead or zinc covered cheeks to the dormers. The proposal is therefore designed as a traditional mansard extension resulting in a minimal increase in height of 1.0m from the previously pitched roof design (previous maximum height was 10.8m, whilst the proposed is 11.8m).



9.23 As such it is considered that the proposal is of an appropriate design which would not detract from the appearance of the host dwelling. As such there are no objections raised in terms of design.

9.24 Objections have been raised on the grounds that the proposal would be out of character with the surrounding area. This matter falls outside the considerations set out within the GPDO and therefore cannot be a consideration of this application.

**vii. Impact of any works permitted by sub paragraph (1)(C) or (d) of Class AA**

9.25 Sub paragraph (1) (d) relate to works for the construction of appropriate safe access to and egress from the new dwelling houses including external doors or staircases.

9.26 Sub paragraph (1) (d) relate to ancillary structures considered to be reasonably necessary to service the new dwelling houses. Such as bin or cycle stores.

9.27 No new structures are required in relation to sub paragraph (1) (c). The current bin store would be extended slightly to accommodate the required number of waste containers and bins. This is considered acceptable as the design and appearance matches the existing. Additional covers cycle storage is to be provided located against the eastern boundary, again, this is considered acceptable.

**viii. Provision of adequate natural light in all habitable rooms of the new dwelling houses**

9.28 All of the habitable rooms to the proposed new residential units have external windows of a suitable size providing adequate natural light into each habitable room. There are no objections on these grounds.

**ix. Impact upon the amenity of existing building and neighbouring premises including overlooking, privacy, and the loss of light**

9.29 The nearest residential properties to the proposal are 1 Thornton Mews, located to the east of the proposal, properties within Twelve Trees House located to the north and the flats opposite.

1 Thornton Mews.

9.30 This dwelling is located on slightly higher ground, approximately 20m from the built form of the proposal, with the car park separating Parkfield House and the garden and property of 1 Thornton Mews. The side elevation of 1 Thornton Mews faces the application site. 1 Thornton Mews has a single storey rear projection with patio doors which face the application site. Window to window there would be a separation distance of 24.5m between the patio doors and the windows to the proposed flats and between 20 and 21.5m to the boundary and garden.

9.31 The Design SPD provides guidance on what separation distances should be achieved to ensure reasonable levels of privacy, with 22m between facing widows of two storey properties being acceptable, but 30m should be sought for windows above first floor level.



9.32 There are already windows at second floor at a distance of 22.8m from the ground floor window in Thornton Mews. The proposed third floor window would be set back from the elevation by 1.5m increasing the separation distance to 24.5m at this height. It is considered that given the existing relationship, and the additional set back there would not be a significant increase in overlooking to result in a refusal of permission.

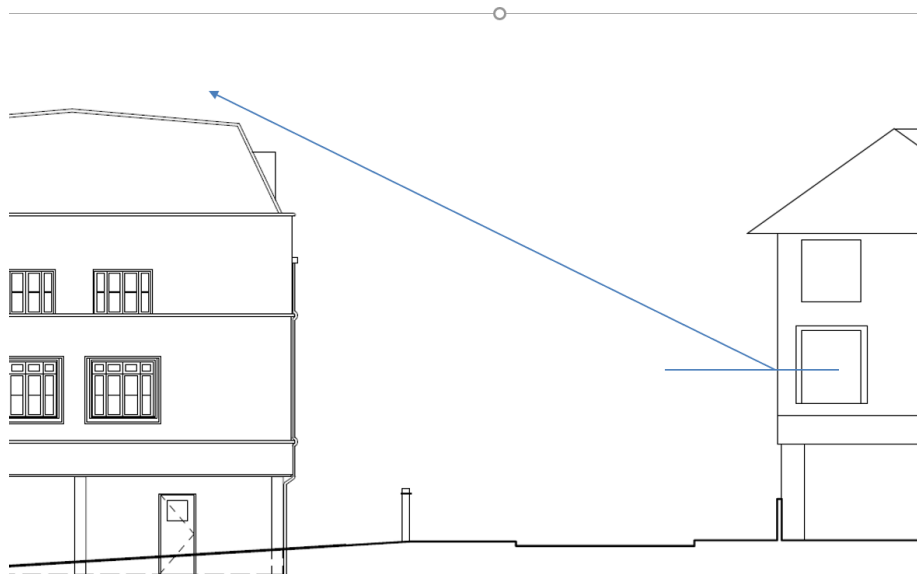
9.33 A separation distance of 20m to the garden is considered acceptable.

9.34 In addition a loss of light assessment has been undertaken in accordance with the BRE Site layout and planning for daylight and Sunlight – a guide to good practice. This demonstrates that there would be no significant loss of light to the habitable room served by the patio doors.

### Twelve Trees House

9.35 The south elevation of Twelve Trees House faces the northern elevation of Parkfield House. Between the two elevations there is a distance of 12m across Cambridge Road. The Design SPD states that for facing windows across a street, a separation distance of 12m is acceptable. As with the case of Thornton Mews, there will already be a degree of overlooking. As the distance between the windows meets the guidance and there will not be any significant increase in overlooking from the proposal, given the existing situation, there is no objection to the proposal on overlooking grounds.

9.36 A loss of light assessment shows that a line drawn at 25 degrees from the centre of the facing window towards the proposal would not intersect with the proposal and would not detrimentally affect the lowest windows serving habitable rooms within Twelve Trees House.



### Flats above the Library and on the west side of the High Street.

9.37 Opposite the High Street there are residential flats above Crowthorne Library and above the commercial properties on High Street. Again, as the ground floor is the library or commercial, the loss of light assessment is taken from the first floor windows, and the proposal does not intersect the 25 degree line.

9.38 In terms of distances between the facing windows there is a distance between 16m and 13.5m, above the minimum separation distance of 12m. Accordingly it is not considered that there would be a significant loss of privacy or amenity.

9.39 Given the above it is considered that the proposal is acceptable in terms of the impact on the amenity of neighbouring premises.

### **x. Impacts of noise from any commercial premises on the intended occupiers of the new dwellings houses**

9.40 The Environmental Health Officer has commented that given the principle of residential dwellings above the commercial ground floor use is already established and those commercial uses below are currently fairly low risk in terms of noise nuisance impacts. Accordingly there is no objection on these grounds.

**xi. Impacts of the introduction of or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area.**

9.41 As above there are no objections from the Environmental Health Officer given the mix of commercial and residential uses already in the area.

**xii. Whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15<sup>th</sup> March 2012 issued by the Secretary of State.**

9.42 There are no protected views that the proposal would impact upon.

**xiv. Other issues**

Thames Basin Heaths SPA

9.43 The application site is within 5km of the SPA.

9.44 The GPDO is an order which grants permission for development subject to the conditions set out within the document and any the decision taker may impose. Under Article 3(1) of the General Permitted Development Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2017, a development must not be begun or continued before the developer has received written notice of the approval of the local planning authority.

9.45 The requirement for written approval of the Council prior to the commencement of development is therefore embedded in legislation that seeks to protect the integrity and features of the protected species. Accordingly, this aspect of the process falls out of the prior approval regime.

Air Quality

9.46 The Crowthorne Neighbourhood Plan Policy CR9 requires proposals for new development to demonstrate how air quality improvement will be achieved. This matter falls outside the considerations set out within the GPDO and therefore cannot be a consideration of this application.

Disruption during building works

9.47 Objections have been raised regarding the noise disturbance, dust and use of the parking spaces during building works of the current residents in Parkfield House,

9.48 Development permitted under Class AA is subject to certain conditions including:

*Any development under Class AA is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated.*

9.49 However this does not require the report to be approved by the local planning authority or for the development to be undertaken in accordance with report. Accordingly, a condition is imposed to ensure that the local planning authority agree the details and the construction work is undertaken in accordance with the approved scheme to ensure that as much mitigation as practically possible is provided for existing residents.

**10. CONCLUSIONS**

10.1 This is an application for prior approval under Schedule 2, Part 20, Class AA of the General Permitted Development Order. Under the application, the Local Planning Authority can only consider a limited number of considerations, as set out above.

10.2 The proposal would increase the number of units and would therefore have a requirement for 9 additional parking spaces in accordance with the Parking Standards SPD. None have been provided, but a transport statement has demonstrated that there was sufficient on-street parking within the vicinity of the site so that the lack of on-site parking would not result in poor parking to cause a highway safety issue.

10.3 Design considerations are limited to the impact upon the building, and not the wider character it is therefore considered that the proposal would not detrimentally detract from the character or appearance of the existing building and is therefore acceptable.

10.4 In addition the proposal has been assessed for its impact on neighbouring and adjoining existing residents. It is concluded that there would be no significant increase in overlooking or loss of amenity to the neighbouring residents.

10.5 It is therefore considered that the proposed development complies with 'Saved' policies M9, and EN20 of the BFBLP, Policies CS7 and CS23 of the CSDPD and the NPPF. Accordingly, the application is considered to comply with Part 20, Class AA of the GPDO, subject to the conditions within AA.2. of Part 20 Class AA and therefore the recommendation is to grant the Prior Approval.

## **11. RECOMMENDATION**

11.1 The recommendation is to delegate to the Assistant Director: Planning to grant prior approval subject to the following conditions:-

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

1151P 01B (Location Plan) dated 28.06.21  
1151P 300 (refuse and recycling store) dated 23.04.21  
1151P 201B (Proposed Block/ Ground floor plan) dated 25.03.21  
1151P 202A (Proposed 2nd Floor Plan) 25.03.21  
1151P 203C (Proposed 3rd Floor Plan) 14.06.21  
1151P 204A (Proposed roof Plan) 25.03.21  
1151P 210B (Proposed West elevation) 25.03.21  
1151P 211A (Proposed North Elevation) 25.03.21  
1151P 213B (Proposed South elevation) 25.03.21  
1151P 212C (Proposed East elevation) 14.06.21  
1151P 214 (Proposed section a-a) 14.06.21  
Cycle Store details (bikedock product images)

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

02. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

03. The allocation of car parking spaces within the site shall be as follows:  
 (a) 21 allocated car parking spaces for 21 residential flats, with 1 space allocated per flat;  
 (b) 6 allocated retail car parking spaces for the four retail units, with 1 space allocated per retail unit and 2 unallocated retail spaces; and  
 (c) 3 visitor car parking spaces for the 21 residential flats.  
 No development shall take place until details of the signing for the spaces has been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.  
 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.  
 [Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
04. Prior to the occupation of the proposal, details shall be submitted to and approved in writing by the Local Planning Authority of screening to be installed on the eastern end of the balcony to flat 22 as showing on drawing 1151P 203C. The screening shall be installed as approved prior to the occupation of this flat and shall thereafter be retained.  
 REASON: To protect the amenities of neighbouring residents  
 [Relevant Policies: BFBLP EN20]
05. The 'green roofs' shown on drawing 1151P 203C shall at no time be used as a terrace.  
 REASON: To protect the amenities of neighboring residents  
 [Relevant Policies: BFBLP EN20]
06. Prior to the commencement of development a scheme shall be submitted to and approved in writing by the Local planning authority demonstrating how the effects of construction will be mitigated. The scheme shall include:  
 (a) hours of construction operation  
 (b) how adverse impacts of noise, dust and vibration on occupiers of the building and adjoining occupiers will be mitigated.  
 (c) How the site shall be set out to enable storage of materials, welfare facilities, loading and unloading of plant and materials and parking of site operatives.  
 (d) Parking and access for residents during construction.  
 The scheme shall be implemented as approved.  
 REASON: To protect the amenities of neighboring residents and highway safety  
 [Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23. ]



Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. Your attention is drawn to the conditions under Schedule 2, Part 20, Class AA, of the GPDO, which must be complied with. This includes details of the mitigation proposed to protect existing residents during the construction process and to complete the proposal within 3 years of the date of the prior approval permission.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

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**Unrestricted Report**

**ITEM NO: 07**

Application No.  
**21/00545/RTD**  
Site Address:

Ward:  
Harmans Water

Date Registered:  
25 May 2021

Target Decision Date:  
19 July 2021

**Telecommunications Mast Calfridus Way Bracknell  
Berkshire**

Proposal: **Installation of a 20m 'Phase 5' street pole with 3 antennas and 2 dishes, 3 cabinets and ancillary development.**

Applicant: EE Ltd

Agent: Mr Niall Kelleher

Case Officer: Sarah Horwood, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 An assessment has been made as to whether the prior approval of the Local Planning Authority is required for the siting and appearance of the proposed development which comprises the installation of a 20m high Phase 5 monopole with associated cabinets.

1.2 As the proposal is for the installation of a new mast and associated development, it must be assessed on its own merits against the relevant criteria and it is concluded that prior approval is required. It is recommended that prior approval is granted, subject to no objection from the Highway Authority, as the siting and appearance of the proposed development would not result in unacceptable impacts to the residential amenities of neighbouring dwellings or the character of the area.

<b>RECOMMENDATION</b>
Prior approval is required and prior approval is granted subject to the recommendation set out in Section 12 of this report.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been submitted under the prior approval procedure and therefore requires determination within 56 days. The application has also received more than 5 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Within the settlement boundary
Green space and proposed area of Local Green Space

3.1 The proposed telecommunications installation is to be sited on an area of soft landscaping located close to the junction between Ralphs Ride and Calfridus Way. The proposed installation would be located close to a Thames Water pumping station which is enclosed within a fenced compound.

3.2 The site forms part of Calfridus Way playing fields. The London-Waterloo railway line runs to the south of the playing fields.

### **4. RELEVANT SITE HISTORY**

4.1 There have been two previous applications – one for full planning permission and one for prior approval, which have been submitted to the Local Planning Authority for new telecommunications equipment located within the south-eastern corner of Calfridus Way playing fields. Both applications were reported to the Planning Committee, one in November 2020 and one in February 2021, and were subsequently refused.

4.2 20/00303/FUL refused at Planning Committee in November 2020 for Installation of a 27.5m high Swann Type A monopole telecommunications mast with 3no. antennas, 2no. 0.6m dishes, 2no. ground based equipment cabinets and ancillary development thereto.

Installed within an 8.0m x 6.0m compound with a 2.1m palisade fence for the following reasons:

1. *By reason of its height and design, the proposed telecommunications mast would appear unduly prominent to the detriment of the character and visual amenities of the surrounding area. The proposed development would therefore be contrary to Saved Policies SC4 and EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.*
2. *By reason of its siting within a proposed local Green Space, the proposed telecommunications mast would not enhance the role and function of the local Green Space. The proposed development would therefore be contrary to Policy EV3 of the Bracknell Town Neighbourhood Plan and the National Planning Policy Framework.*

4.3 20/01061/RTD refused at Planning Committee in February 2021 for installation of a 25m high column, with 3 no. antennas, 2 no. 0.6m dishes, 2 no. ground-based equipment cabinets, and ancillary development enclosed by a 8.0m x 6.0m compound within 2.1m high palisade fence for the following reasons:

1. *By reason of its siting and appearance, the proposed telecommunications mast would appear unduly prominent to the detriment of the character and visual amenities of the surrounding area. The proposed development would therefore be contrary to Saved Policies SC4 and EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.*
2. *By reason of its siting within a proposed local Green Space, the proposed telecommunications mast would not enhance the role and function of the local Green Space. The proposed development would therefore be contrary to Policy EV3 of the Bracknell Town Neighbourhood Plan and the National Planning Policy Framework.*

## **5. PERMITTED DEVELOPMENT RIGHTS FOR ELECTRONIC COMMUNICATIONS APPARATUS**

5.1 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) covers development by electronic communications code operators.

5.2 Class A permitted development is:

Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- (c) development ancillary to radio equipment housing.

5.3 The proposed 20m high monopole with associated cabinets would constitute the installation of electronic communications apparatus as set out above and be classed as "ground based equipment".

5.4 The caveats relating to ground-based equipment are set out at A.1 (1) of the GPDO 2015 (as amended) which states:

Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A (a) if...

(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of—

(i) 25 metres above ground level on unprotected land; or

(ii) 20 metres above ground level on article 2(3) land or land which is on a highway;

5.5 The proposed mast at a height of 20m would be sited on unprotected land (that is land that is not article 2(3) land or highway land) and would satisfy the above caveats. As such, the proposal would be considered permitted development, subject to the following conditions set out at A.2 (3) of the GPDO 2015 (as amended):

(3) Subject to sub-paragraph (5), Class A development...

(c) on unprotected land where that development consists of—

(i) the installation of a mast...

is permitted subject, except in case of emergency (in which case only paragraph A.3(12) applies), to the conditions set out in paragraph A.3 (prior approval).

5.6 The proposal consists of the installation of a mast which satisfies the criteria for permitted development set out in Class A, Part 16 of the GPDO 2015 (as amended). As such, the developer must apply to the Local Planning Authority for determination as to whether the prior approval of the authority will be required as to the siting and appearance of the development, as set out under paragraph (4) A.3 of Class A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5.7 The Code of Best Practice on Mobile Network Development in England (November 2016) provides some guidance as to what matters can be considered relating to siting and appearance. Siting can include existence of topographical features and natural vegetation, impact on skyline, site in relation to existing masts, structures and buildings. Design can include height in relation to surrounding area, appearance of the installation, material, colouration.

5.8 The Council has 56 days in which to consider RTD applications. If no decision is made within the timeframe (or within an agreed extension of time), the application will be deemed as approved.

5.9 The proposed development due to its siting would not interfere with highway sightlines, or access for road users, and thus would not create a highway safety concern. The development would therefore not impact upon highway safety in accordance with Article 3, paragraph 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which states that:-

(6) The permission granted by Schedule 2 does not, except in relation to development permitted by Classes A, B, D and E of Part 9 and Class A of Part 18 of that Schedule, authorise any development which requires or involves the formation, laying out or material widening of a means of access to an existing highway which is

a trunk road or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons.

## 6. THE PROPOSAL

6.1 This is an application for determination as to whether the prior approval of the Local Planning Authority will be required for the siting and appearance of electronic communications apparatus in accordance with Class A of Part 16 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As the proposal is for the installation of a new mast and cabinets, it is considered that prior approval is required. An assessment is required therefore as to the acceptability of the siting and appearance of the proposal.

6.2 The proposal comprises the installation of a 20m high Phase 5 monopole with 3no. cabinets. It is proposed that the mast and cabinets be painted fir green in colour.



6.3 The proposed mast would be operated by EE Ltd.

6.4 The proposed mast would be located on land that is designated as open space – part of Calfridus Way playing fields. The siting of the equipment is however different to that considered by 2 previous applications (previously in the south-eastern corner of the playing fields). This installation is proposed close to the junction of Ralphs Ride and Cafridus Way. The design and height of the proposed mast differs to that of the previously refused applications, with a reduction in height of between 5m and 7.5m, the proposed mast being a streetworks pole and a compound to enclose the installation is no longer proposed.

6.5 The applicant has submitted a certificate, which confirms that the proposed mast meets ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines.



### **Technical justification**

6.6 The supporting information submitted as part of the application states:

- The requirement for a mobile phone base station in this area is to provide EE Ltd customers new 4G (and at a later date 5G) service when utilising rail services between Martins Heron and Bracknell stations.
- South Western Railway utilise EE's 4G network for the connectivity of the on board wi-fi on SWR services so it is vital that there is continuity of coverage in order for the Wi-Fi to operate.
- the map below shows the search area for a new base station. Solid or intermittently red and orange areas depict the sections on the railway line where very poor mobile phone coverage exists with black being where there is a complete absence of coverage. The proposed mast would provide coverage along the required section of track and also provide enhanced coverage and capacity in the network for both train passengers and surrounding areas which currently experience poor indoor coverage.



- Within the National Infrastructure Commission Report published in December 2016, specific recommendations are made to help improvement in connectivity for mobile phone coverage for rail passengers and its importance for an open and accessible backhaul network fit for the future and the implantation of 5G technology.
- The National Infrastructure Commission reaffirmed the urgent requirement for vastly improved data and voice mobile phone coverage on trains in its July 2018 report. This proposal works towards this overarching aim by providing mobile phone coverage on commuter routes such as this one.
- Enhanced coverage will also be provided to EE's network in this area including residents, visitors, and businesses.
- This site will form part of the new 4G Emergency Services Network ("ESN") that will replace the existing Airwave TETRA radio service used by the emergency services (including the Police, Fire & Rescue and Ambulance services) to communicate.
- EE's Radio Engineer has confirmed that there are no existing similar structures to locate to or optimise to provide the required coverage to this section of the railway line, as such a new cell is required to fill the coverage gap

### **Site selection process**

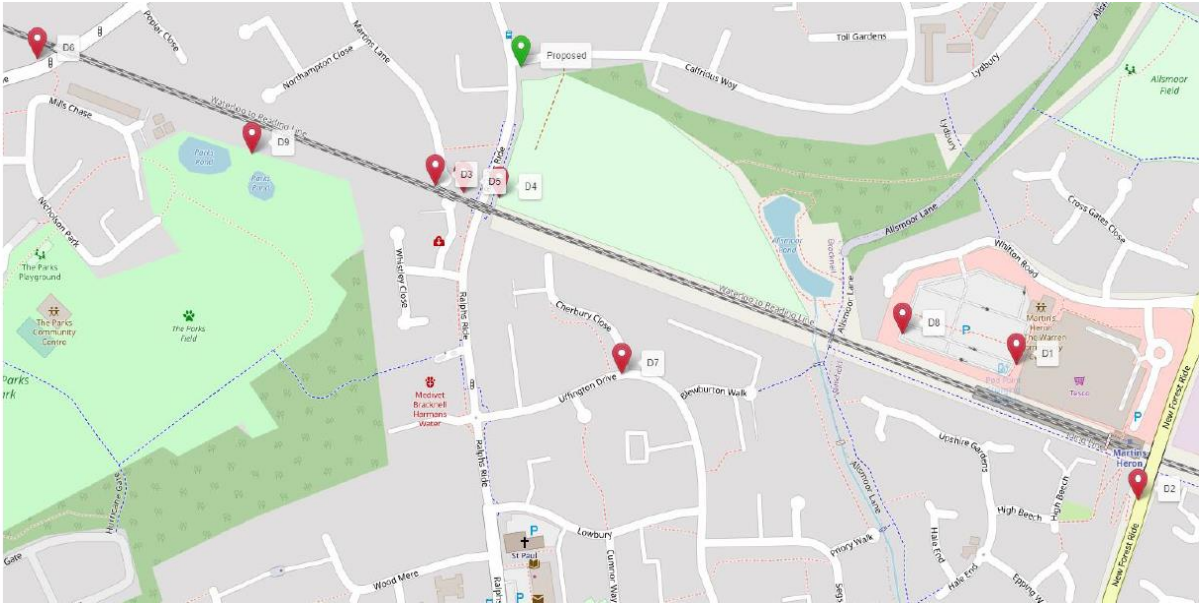
6.7 Para 115 of the NPPF states that "applications for electronic communications development (including applications for prior approval) should be supported by the necessary evidence to justify the proposed development. This should include...for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an



existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met".

6.8 The technical need for the proposed installation to provide EE network coverage to SWR services and their on-board Wi-Fi service, Emergency Services Network coverage and EE coverage in this location has been demonstrated as part of this application. 9 alternative sites have been considered and discounted as part of the search process for a new base station.

6.9 The 9 alternative sites identified, considered and discounted in the area as being less appropriate sites are shown on the map below and summarised below:



**D1 Martins Heron Station Car Park, Winkfield Row, Bracknell,**

There is no space to effectively locate telecommunications equipment without considerable disturbance being caused to the station’s day-to-day operations in terms of access, egress and maintenance. The site is also just outside the DSA so it is questionable whether the equipment would be close enough to the target coverage area to provide a technical solution. The proposal is likely to be poor from a planning perspective, with any structure likely to be overbearing and incongruous to the amenity surrounding the station. Additionally, there is a separate proposal currently progressing within the Sewage Treatment Works which would make any mast here redundant.

**D2 Streetworks on New Forest Ride, Bracknell,**

There is not sufficient footway space on this road to accommodate a streetworks design proposal on either side of the street. This site has been discounted from a design and build perspective.

**D3 Streetworks between Martins Lane and Whistley Close Bracknell,**

This land was considered for an installation, but this would be extremely difficult from a design and build perspective given the density of the vegetation and lack of space to accommodate a crane or plant machinery in terms of installation equipment. It is very debatable that this site would work from a technical perspective given the vegetation too. Access to the site is very difficult and would likely adversely impact neighbouring residential properties from a construction, maintenance and upgrade perspective.

#### **D4 Streetworks Proposal on Ralphps Ride, Bracknell**

A site in this location could be possible but it would need to be a streetworks design at a height of 20m due to the height of the trees engulfing the railway line on either side. This location also be tricky from a build perspective given underground bridge footings and associated permissions surrounding interference with Network Rail signalling equipment in proximity.

#### **D5 Streetworks Proposal on Ralphps Ride (west side), Bracknell,**

A site in this location could be possible but it would need to be a streetworks style installation at a height of 20m due to the height of the trees engulfing the railway line on either side. This location is also more exposed to direct views from residential properties to the north and would be very tricky from a build perspective given underground bridge footings and associated permissions surrounding interference with Network Rail signalling equipment in proximity.

#### **D6 Broad Lane Streetworks, Broad Lane, Bracknell,**

A streetworks location could be considered here but in this instance the site is considered less appropriate from a planning perspective with a development in this position likely to affect the visual amenity.

#### **D7 in or surrounding Uffington Drive, Bracknell,**

The land in question has been discounted due a lack of screening from a planning perspective, the site would be overly prominent and visually dominant to the residential amenity in the surrounding area.

#### **D8 Tesco Superstore Car Park, Whitton Rd, Bracknell**

The land in question has been discounted due to a specific clause within the lease for this property which expressly prohibits telecommunications development.

#### **D9 Land east of Mills Chase, Parkland, The Parks Community Association**

Further away from heart of the search area from a technical perspective and the open and aesthetically pleasing amenity of the surrounding the park land likely to be negatively affected by a tower being installed in proximity with less screening available than the proposed location.

## **7. REPRESENTATIONS RECEIVED**

### Bracknell Town Council

7.1 Any comments received will be reported in the supplementary report.

### Other representations

7.2 14no. objections received which can be summarised as follows:

- Proposed installation will impact visibility at the junction of Calfridus Way/Ralphps Ride.
- Has been a decline in number of rail passengers so maybe this will equate to the need for this unsightly mast being redundant
- Impact on house prices
- Impact on health
- Visual impact of the mast
- Alternative locations should be considered in industrial areas
- Impact on network/data service being near to a mast
- Previous applications have been refused
- Calfridus Way is well used community space

- It is sited within a residential area

## 8. SUMMARY OF CONSULTATION RESPONSES

### Highways Officer

8.1 Comments will be provided in the supplementary report.

## 9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

9.1 The key policies and guidance applying to the site and the associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
Design	Saved policy EN20 of BFBLP CS7 of the CSDPD	Consistent
Residential amenity	'Saved' policies EN20 and EN25 of the BFBLP	Consistent
Highway Safety	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent
Trees	Saved Policy EN1 of the BFBLP, CS1 of the CSDPD	Consistent
Telecommunications development	Saved Policy SC4 of BFBLP	Consistent
<b>Other publications</b>		
National Planning Policy Framework (NPPF) 2019 Community Infrastructure Levy Charging Schedule (CIL)		

## 10. PLANNING CONSIDERATIONS

10.1 The key issues for consideration relating to the proposed mast and cabinets is whether the siting and appearance of the development is acceptable.

### **i. Principle of development**

10.2 The principle of development is established by the GPDO 2015 (as amended). Consideration is given to any policies in the development plan or the NPPF only in so far as they are relevant to matters of siting and appearance as set out at paragraphs A.2 and A.3 of Class A, Part 16, Schedule 2 of the GPDO 2015 (as amended).

10.3 Under the prior approval process, the LPA has 56 days to make and notify its determination on whether prior approval is required as to siting and appearance of the proposed development and to notify the applicant of the decision to give or refuse such approval under Class A, Part 16, Schedule 2 of the GPDO 2015 (as amended).

10.4 There are also local and national policies relating to telecommunications development which are material considerations.

10.5 Policy SC4 of the Bracknell Forest Borough Local Plan states: "Planning permission for network telecommunications development will be permitted provided that... There is no reasonable possibility of erecting antennas in an existing building or structure or of sharing

facilities...The development must be sited so as to minimise its visual impact, subject to technical and operational considerations."

10.6 Section 10 of the NPPF refers to supporting high quality communications. Para 112 states "advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G)".

10.7 Para 113 states "the number of radio and electronic communications mast, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate".

10.8 In May 2021, the Department for Digital, Culture, Media and Sport informed Local Authorities of the importance of digital connectivity to enable people to stay connected and businesses to grow, especially with the COVID-19 pandemic which has highlighted how important it is to have access to reliable, high quality mobile connectivity. The Government is committed to extending mobile network coverage across the UK, including 5G and the correspondence highlights the key role that the planning system plays in delivering the necessary infrastructure.

## **ii. Residential amenity**

10.9 The proposed mast and associated development would be sited between 24m and 31m from the closest residential dwellings on Ralphs Ride and Calfridus Way. The proposed mast due to its siting and height would appear visible to adjoining dwellings, however, given its slimline design, it would not appear unduly intrusive or overbearing to the detriment of the occupiers of surrounding dwellings.

10.10 The mast meets the ICNIRP guidelines for public exposure (health implications are considered further under the heading - v. Health).

10.11 As such, the siting and appearance of the proposed development would not be considered to adversely affect the residential amenities of neighbouring occupiers and would be in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

## **iii. Impact on character and appearance of surrounding area**

### Siting within Calfridus Playing Fields

10.12 The siting of the proposed development still technically falls within Calfridus Way Playing Fields which is designated as a green space and falls within the category of an area of active open space of public value where the site comprises sports pitches and play equipment. The proposed installation would however be located in a different location to that considered by the 2 previously refused applications in that the installation would be sited close to the junction of Ralphs Ride and Calfridus Way.

10.13 The draft Bracknell Town Neighbourhood Plan proposes the designation of this open space as a Local Green Space. Draft Policy EV3 states that any proposals for built development on these Local Green Spaces must be consistent with policy for Green Belts and will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space.

10.14 The proposed development would be located within the far north-western corner of the playing fields, close to adjoining roads and the Thames Water pumping station. The land whilst still technically forming part of the playing fields appears more as a grass verge adjacent to the adjoining highways and is separated off from the playing fields by a band of adjoining trees. As such, the siting of the proposed development would not compromise the function of the open space and would not result in the loss of existing recreational facilities, including sports pitches, given its siting.

10.15 Sport England was consulted on this application (along with the 2 previous applications). Sport England is a statutory consultee for planning applications for development that affect or could prejudice the use of playing fields. The land at Calfridus Way comprises playing fields as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). Sport England raise no objection to the siting of the proposed development which affects only land incapable of forming part of a playing pitch and does not:

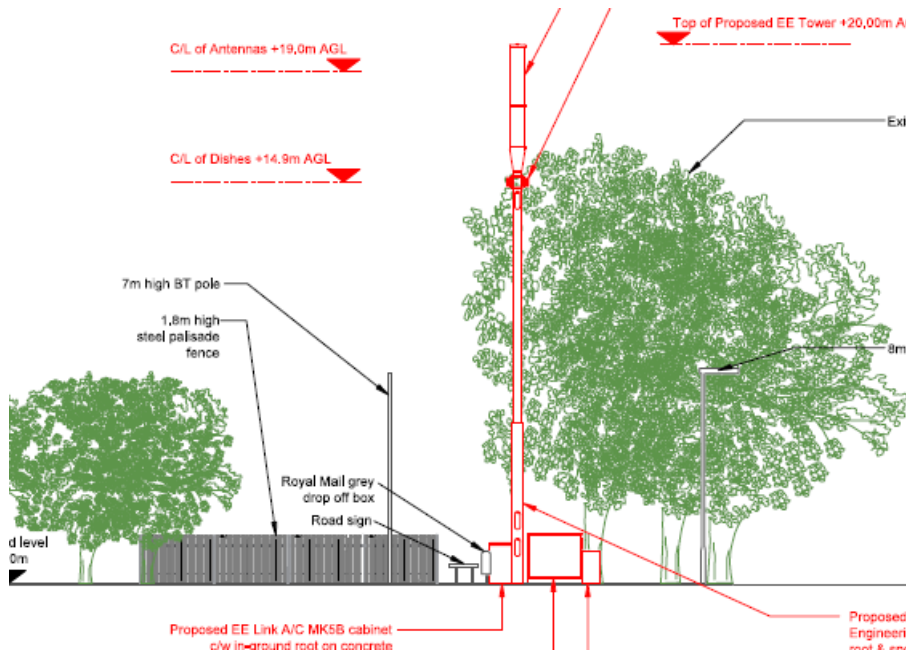
- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

#### Other considerations relating to siting and appearance

10.16 The proposed mast would cause some visual harm to the area due to its height and siting. However, this degree of harm is not considered unacceptable. The proposed mast would be viewed in the context of surrounding vertical street furniture, including streetlight columns and the existing Thames Water (TW) pumping station which is located within a palisade fence compound. Whilst the proposed development would be sited close to an existing BT pole, streetlight columns and the TW pumping station, it would not appear so unduly cluttered in the streetscene as to result in unacceptable harm to the visual amenities of the surrounding area.

10.17 There are also adjoining trees which would provide a backdrop to the proposed mast. The proposed mast would exceed the height of surrounding streetlight columns and adjoining trees. However, the supporting information submitted with the application states that there is a network requirement for the mast to be such a height.

10.18 The drawings submitted with the application indicate that existing trees to the south-east/south of the proposed installation are up to 17m high and the proposed mast at 20m, would be higher than the highest adjoining trees. There is however a technical requirement for the height of the mast to exceed the height of adjoining trees to provide network coverage and to ensure efficient operation. The trees would provide a backdrop to the proposed mast, and would also provide screening to the development when viewed from within the playing fields itself.



10.19 The proposed mast would comprise a single monopole which would be slimline in appearance, with the pole itself between 0.3m and 0.4m wide, with a wider headframe which would contain the antennas which would be mounted within a shroud. The design of this slimline Streetworks monopole would be more appropriate within this location, sited close to the highway and within a residential area. The two previous applications refused for a new mast located within Calfridus Way Playing Field comprised a bulkier column style mast which was higher (25m to 27.5m high). The proposed installation would also not be enclosed by a fenced compound as was proposed with the two previously refused applications.

10.20 The proposed mast and cabinets would be coloured fir green to assimilate with the backdrop of trees within the playing fields which provide a backdrop to the proposed installation.

10.21 The proposed development would be located outside of the root protection area and canopy of adjoining trees and the trees would not require lopping/topping works. The development shall comply with the National Joint Utilities Group (NJUG) 'Guidelines for the planning, installation, and maintenance of utility services in proximity to trees'. An informative is recommended to cover this point.

10.22 There is a technical need to provide network coverage in the area. Alternative sites within the immediate area have been considered and discounted and the supplementary information submitted with the application states that the height of the proposed mast is the minimum needed to provide coverage.

10.23 It is therefore considered that the siting and appearance of the proposed development would not result in significant adverse impacts on the character and appearance of the area in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and SC4, and the NPPF.

#### iv. Highway safety

10.24 Comments will be reported in the supplementary report.

**Other matters**  
**v. Health**

10.25 Paragraph 116 of the NPPF states that "local planning authorities must determine applications on planning grounds only. They should not...set health safeguards different from the International Commission guidelines for public exposure.

10.26 The applicant has submitted a certificate which confirms that the proposed mast meets ICNIRP (International Commission Non-Ionising Radiation Protection) guidelines.

10.27 Public Health England (PHE) is clear that there is no credible evidence of a negative impact of mobile technology on people's health. Central to PHE's advice are the guidelines published by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), which is formally recognised by the World Health Organisation.

10.28 As an ICNIRP certificate accompanies the application, there are no grounds for refusal based on perceived health risks.

**vi. Need**

10.29 BFBLP 'Saved' Policy SC4 refers to telecommunication development being permitted provided that there is a need for the development.

10.30 Paragraph 116 of the NPPF states that "local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

10.31 The technical need for the proposed installation within this location has been demonstrated, along with other sites considered and discounted within the relevant search area.

**vii. Community Infrastructure Levy (CIL)**

10.32 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

10.33 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings. In this case the proposal is not CIL liable as it would not constitute the creation of internal floor space/a new dwelling.

**11. CONCLUSION**

11.1 An assessment has been made as to whether the prior approval of the Local Planning Authority is required for the siting and appearance of the proposed development which comprises the installation of a 20m high Phase 5 Monopole with cabinets, in accordance with Class A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

11.2 It is concluded that prior approval is required and should be granted subject to no objection from the Highway Authority.

11.3 Prior approval granted by Class A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is subject to conditions set out in paragraphs A.3 (9), A.3 (11) and A.2 (2) which specify the development must:

- Begin no later than the expiration of 5 years beginning with the date on which the approval was given or in any other case, not later than the expiration of 5 years beginning with the date on which the local planning authority received the application;
- Be undertaken in accordance with the details approved or submitted with the application;
- Be removed from the land as soon as reasonably practicable after it is no longer required for electronic communications purposes; and the land restored to its condition before the development took place.

## **12. RECOMMENDATION**

12.1 That prior approval is required and that the decision to grant prior approval for the siting and appearance of the development subject to the following additional conditions is delegated to the Assistant Director: Planning.

1. The development hereby permitted shall be carried out only in accordance with the following approved plans received 26 May 2021 by the Local Planning Authority:

002 site location plan  
007 highways plan and sightlines  
250 proposed site elevation

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

2. The development hereby permitted shall be painted Fir Green RAL 6009.

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

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

### Informatives

1. The development shall comply with the National Joint Utilities Group (NJUG) 'Guidelines for the planning, installation, and maintenance of utility services in proximity to trees'.

2. The applicant is advised that consideration should be given to the use of anti-graffiti paint on the proposed cabinets.

Doc. Ref: Uniform 7/DC/Agenda



The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

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**Unrestricted Report**

**ITEM NO: 08**

Application No. <b>20/00622/FUL</b>	Ward: Binfield With Warfield	Date Registered: 12 August 2020	Target Decision Date: 7 October 2020
Site Address: <b>Land North Of Cain Road Cain Road Bracknell</b>			

**Berkshire**

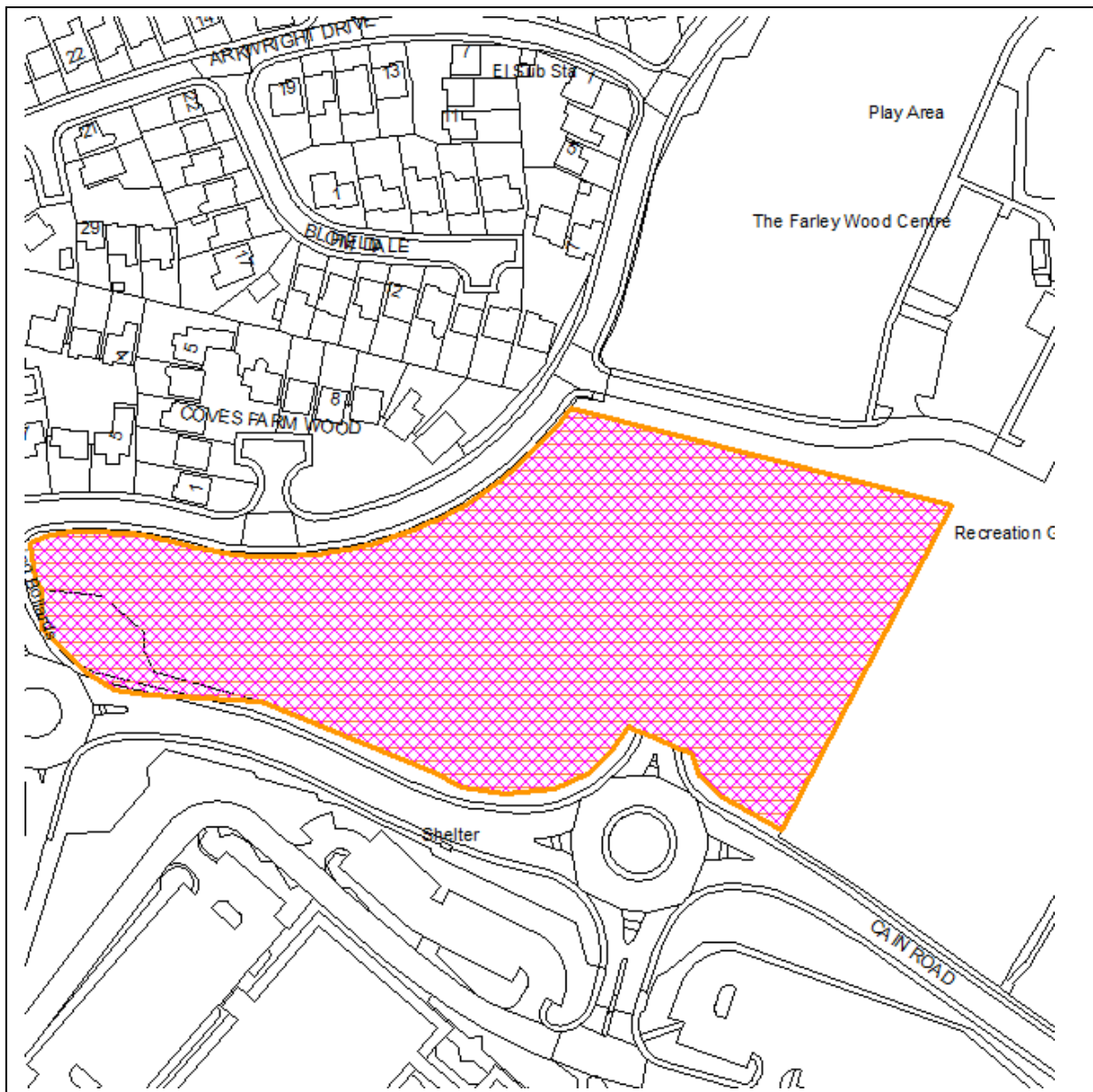
Proposal: **Part retention/part erection of 2.4m timber hoarding for a temporary period of 24 months.**

Applicant: Danescroft Land Ltd

Agent: Mr Sam Tiffin

Case Officer: Simon Roskilly, 01344 352000  
[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 Planning permission is sought for the part retention/part erection of a 2.4m high timber hoarding, surrounding a site known as the 'Island Site' off Cain Road, for a temporary period of 24 months. The hoarding has already been erected at the site. However, parts have been dismantled or broken, due to acts of vandalism and therefore this application is partly retrospective.
- 1.2 The application seeks to secure the land, which is allocated under Policy SA2 of the adopted Site Allocations Local Plan for residential development, by enclosing it with a 2.4m high wooden security hoarding. Planning permission is sought for the hoarding for a temporary period of 24 months.
- 1.3 Hoardings of this nature are common on sites that have either been allocated for development and/or are the subject of planning permission for redevelopment. This application proposes a means of securing the site from unauthorised access and does not relate to its future residential development. A separate application (ref: 20/00947/FUL) proposing the erection of a 70 bedroom care home and 55no. dwellings is currently being considered.
- 1.4 It is not considered that the part existing/part proposed hoarding would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development results in an unacceptable impact on highway safety or trees.

<b>RECOMMENDATION</b>
Planning permission be granted subject to the conditions set out in Section 11 of this report.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

- 2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Inside the settlement boundary and allocated under SALP Policy SA2

- 3.1 The site is situated to the west of Bracknell and south of Popeswood village. The site contains existing vegetation predominantly along its north-eastern and eastern boundary, with sporadic clusters of overgrowth within the site.
- 3.2 A public footpath runs beside the eastern edge of the site from Cain Road linking into the Farley Wood Community Centre. Across the footpath is a football pitch and a large carpark serving the 3M centre. A roundabout on Cain Road sits just south of the site with an exit ending at the site boundary. Beyond this are two office buildings previously occupied by Hewlett Packard. West of the site is the Bracknell Ski Centre, featuring a dry skiing slope and an ice rink. Beyond this is a new development by Bellway Homes and beyond that, the A329.

3.3 To the north is Farley Wood Community Centre, which features a car park, tennis courts and recreation ground.

3.4 The site was allocated for 75 residential dwellings under SALP Policy SA2- Other Land within Defined Settlements

#### **4. RELEVANT SITE HISTORY**

4.1 20/00247/FUL- Erection of 70 bed care home (Class C2) with garden, parking and dedicated access off Turnpike Road and erection of 55 dwellings (7no. one bedroom, 13no. two bedroom, 28no. three bedroom and 7no. 4 bedroom) with associated parking, landscaping and access off Cain Road. [To be determined]

#### **5. THE PROPOSAL**

5.1 Planning permission (part retrospective) is sought for the erection of 2.4m high timber hoarding, surrounding the allocated site known as 'the Island site' off Cain Road, for a temporary period of 24 months.

#### **6. REPRESENTATIONS RECEIVED**

##### Binfield Parish Council

6.1 Binfield Parish Council recommend refusal of the application stating:

'Binfield Parish Council is not in support of this retrospective application which is unsightly. It is felt that the organisation behind these works would have known of the need to seek approval in advance of any works'.

##### Other representations received

6.2 Six objections have been received from neighbouring properties. The issues raised can be summarised as follows:

- (i) Hoarding is already up, and the application only came in at the request of Planning Enforcement. [Officer comment: It is not an offence to apply for planning permission retrospectively. A retrospective planning application is, like any application, assessed against planning policy.]
- (ii) Hoarding is unsightly. [Officer comment: Since this application was submitted the hoarding, according to the applicant, has been made good where needed following incidents of vandalism. However, there are still parts of the hoarding that remain damaged and/or down. It is considered that conditions could be used to improve the visual appearance of the hoarding as set out later in this report].
- (iii) No known security concerns before with graffiti but likely to now be an issue. [Officer comment: The site owner has the right to secure the site, and given that works such as site clearance can take place at any time without requiring planning permission, it is not unreasonable to require a hoarding to prevent unauthorised access. If consent is granted, a condition could be used in order to ensure the hoarding is kept in good order.]
- (iv) Presence of hoarding suggests that planning permission will be granted on this site. [Officer comment: The hoarding is required to secure the site for a temporary period of time. Although the site has been allocated for residential development, and this type of development is acceptable in principle, any application for residential development will be determined on its own merits]

- (v) Concern that when site is developed traffic, in combination with the development of the Hewlett Packard site, would cause congestion on the highway network. [Officer comment: This application is for a hoarding and this issue is not material in the determination of this application]
- (vi) 75 dwellings represents an over development of the site. [Officer comment: This application is for hoarding and this issue is not material in the determination of this application]
- (vii) The application form states that there are no trees outside of the site that could be affected by development. This is untrue as there are trees that would be affected. [Officer comment: When assessing this application, the temporary siting of the hoarding is considered not to adversely impact upon the long-term health of any trees outside of this site.]
- (viii) Shrubs and trees have been cleared on site. [Officer comment: Shrubs and non-protected trees can be cleared from the site without the need for planning permission. The Council's Tree Officer has confirmed that they are happy with the temporary hoarding on-site].
- (ix) Possible historic landfill site on site [Officer comment: This issue is not material in the determination of this application.]
- (x) Where will the animals go? [Officer comment: The site owners have the right to secure their site, clear the site and in principle provide housing on site subject to a separate planning application. Given this, the impact of temporary hoarding on wildlife is not considered a reason to refuse this application. However, under application 20/00947/FUL the applicant will have to demonstrate that protected species are not harmed and that the development can not only mitigate its impact but also provide a net increase in biodiversity value]
- (xi) BT inspection covers enclosed within hoarding. [Officer comment: If there is a utility company that requires access to land in-order to inspect services then this is a discussion that both parties need to have as a civil matter and is not a valid planning concern.]

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highways

7.1 The Highway Authority has no objection to the retention of the hoarding for a temporary period of 24 months.

7.2 The Council's Tree Officer has no objection to this temporary application.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 & CS2 of the CSDPD SA2 of the SALP	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent

Parking	Saved policy M9 of BFBLP and CS23 of the CSDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD (2017)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Binfield Neighbourhood Plan (2016)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Impact on Trees

### i. Principle of development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to it having no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

### ii. Impact on character and appearance of the area

9.3 Policy EN20 of the BFBLP and Policy CS7 of the CSDPD are considered to have significant weight in relation to the NPPF, as they are consistent with Chapter 12 of the NPPF.

9.4 The current 2.4m high timber hoarding, which is dilapidated in places, surrounds an SALP allocated housing site known as the 'Island site'. The hoarding currently runs adjacent to Turnpike Road to the north, Cain Road to the south and Farley Copse recreation ground to the north and east. The hoarding is required in order to secure the site.

9.5 The height of the existing/proposed hoarding is considered to be in keeping with its settlement location, subject to agreeing a finish, and would be temporary in nature. Given this, the retention of the hoarding for a temporary period of 24 months is not considered detrimental to the character and appearance of the settlement area; and is therefore not considered contrary to BFLP Policy EN20 or CSDPD Policy CS7

### iii. Impact on Residential Amenity

9.6 Residential properties are located to the north, on the opposite side of Turnpike Road. The retention/erection of a hoarding, for a temporary period of 24 months, is not considered to result in any adverse impacts upon residential amenity, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

### iv. Transport implications

9.7 The Highway Authority was consulted on this application and confirmed that the retention/erection of hoarding, for a temporary period of 24 months, would not result in any Highway

Safety concerns. The application is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

#### **v. Impact on trees**

- 9.8 An old TPO, which was served as a 'Group' designation listing a number of trees by species, was in the 1990s dissected by the development of the Farley Wood Centre and its associated access road, east of this site. The Council's Tree Officer has confirmed that to try and determine which trees remain within the TPO would be extremely difficult.
- 9.9 Furthermore, the extent of the Group (in the vicinity of the recently erected hoarding) appears to be intended to protect trees which are no longer evident on site, i.e. the west end of the group, closest to the entrance to Farley Wood Centre. The remaining trees along that boundary, that might be argued to be covered by the TPO, remain intact. Having checked the interior of the proposed development site there is no evidence of any recently felled trees, instead there was evidence of old stumps indicating trees that were once there but had been cut down a long time ago.
- 9.10 The hoarding appears to have been erected very close to a number of mature trees (south-east end of the Group). However, the Council's Tree Officer is content that the hoarding will not result in any adverse impacts upon any protected trees.

### **10. CONCLUSIONS**

- 10.1 The applicant seeks to secure the site by means of a part retrospective/part proposed 2.4m high wooden hoarding. The hoarding will remain in place for a period of 24 months from the date at which planning permission is granted.
- 10.2 Hoardings of this nature are common on sites that have either been allocated for development and/or are the subject of planning permission for redevelopment.
- 10.3 It is not considered that the hoarding results in an adverse impact on the streetscene or the character and appearance of the settlement.
- 10.4 The relationship with adjoining properties is considered acceptable and it is not considered that the development results in an unacceptable impact on the long-term health of protected trees, nor would it result in any highway safety concerns.
- 10.5 It is therefore considered that the proposed development complies with 'Saved' policies EN1 and EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

### **11. RECOMMENDATION**

**That the Assistant Director: Planning be authorised to APPROVE the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:**

1. The development hereby approved shall be carried out only in accordance with the following approved plans:
  - 6392510 Hoarding Plan with Highway Boundary dated 4<sup>th</sup> February 2021.



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

2. Within 14 days of the date of this permission, details of a paint or stain finish for the hoarding hereby approved, shall be submitted for approval to the Local Planning Authority. Within one month of the date of approval of details pursuant to this condition, the hoarding shall be fully installed as shown on drawing 6392510 (Hoarding Plan with Highway Boundary 04.02.21) and finished with the agreed paint or stain. Thereafter the hoarding shall be maintained as approved.

REASON: To ensure that the development is carried out as approved by the Local Planning Authority in the interests of the visual amenities of the area.

3. The hoarding hereby permitted shall be removed and the land restored to its former condition on or before 17<sup>th</sup> July 2023.

REASON: To ensure that the development is carried out as approved by the Local Planning Authority in the interests of the visual amenities of the area.

### **Informatives**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favor of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require details to be submitted, but must be complied with:

1. Approved Plans.
3. Removal of temporary hoarding on or before 17<sup>th</sup> July 2023.

03. The applicant is advised that the following conditions require discharging and implementing:

2. Details of paint or stain and full installation of hoarding.

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**Unrestricted Report**

**ITEM NO: 09**

Application No.  
**21/00008/3**

Site Address:

Ward:  
Great Hollands North

Date Registered:  
18 January 2021

Target Decision Date:  
15 March 2021

**Street Record Aysgarth Bracknell Berkshire**

Proposal: **Conversion of 2 areas of grass to provide 7 parking spaces.**

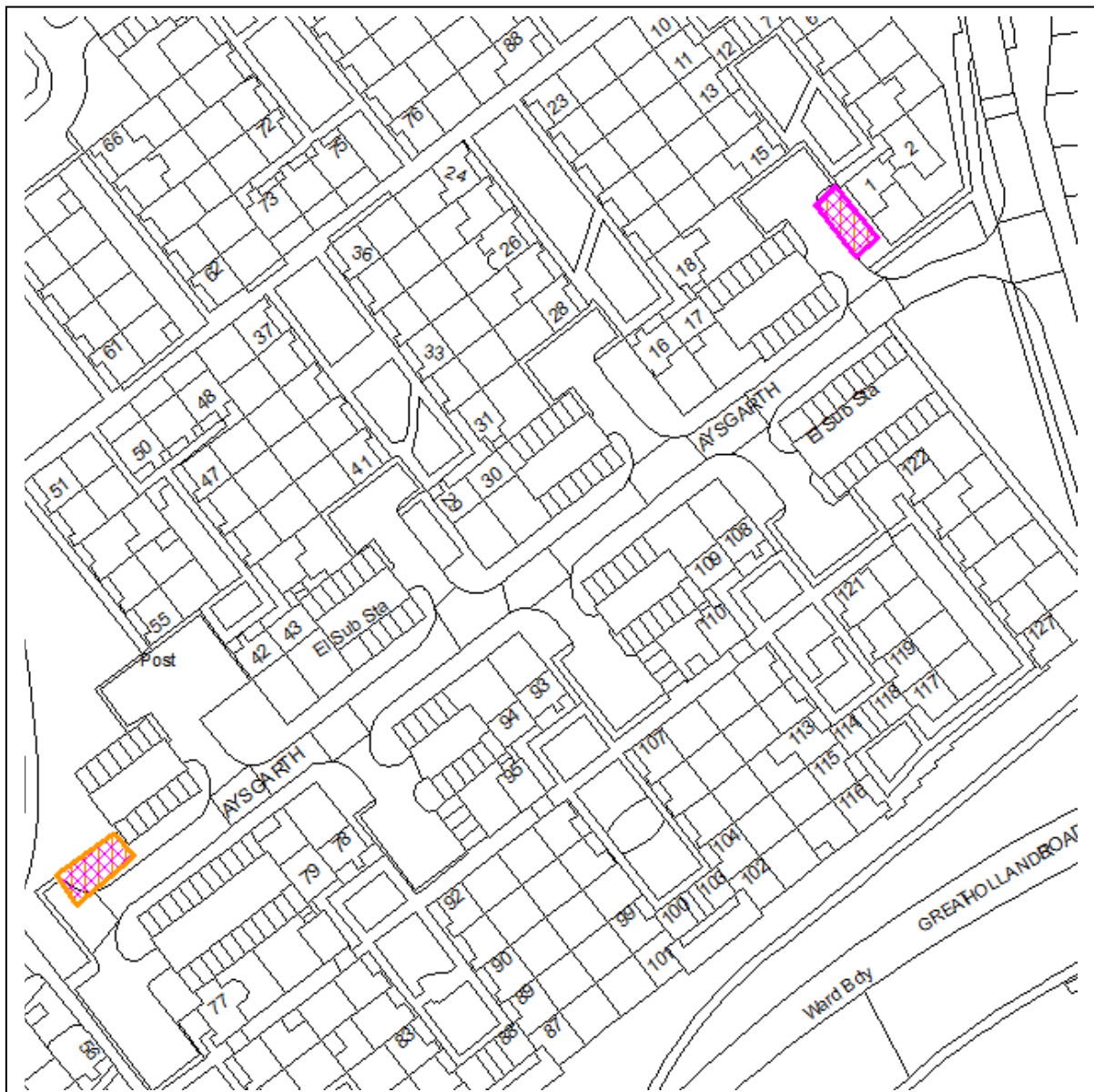
Applicant: Bracknell Forest Council

Agent: (There is no agent for this application)

Case Officer: Lucy Ormrod, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 Planning permission is sought for the conversion of 2 areas of grass to provide 7 parking spaces.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity or highway safety.

<b>RECOMMENDATION</b>
Planning permission be granted subject to conditions set out in Section 11 of this report.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

- 2.1 The application has been reported to the Planning Committee as it is a scheme which the Director for Place, Planning and Regeneration is responsible for promoting.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Within settlement boundary

- 3.1 The proposed parking bays would be located on two areas of amenity land along the residential street Aysgarth.

### **4. RELEVANT SITE HISTORY**

- 4.1 The relevant planning history is set out below:

12/00876/3

Withdrawn 2012

Formation of 5 no. parking bays on landscaped area within parking court adjacent to 42 Aysgarth (Regulation 3 application).

12/00986/3

Withdrawn 2012

Formation of 5 no. parking bays on landscaped area within parking court adjacent to 42 Aysgarth (Regulation 3 application).  
(Application Returned)

13/00086/FUL

Approved 2013

Formation of 5 no. additional parking bays on landscaped area adjacent to No. 42 Aysgarth.

14/00493/FUL

Approved 2014

Convert amenity area into 5 additional parking spaces adjacent to No. 29 Aysgarth.

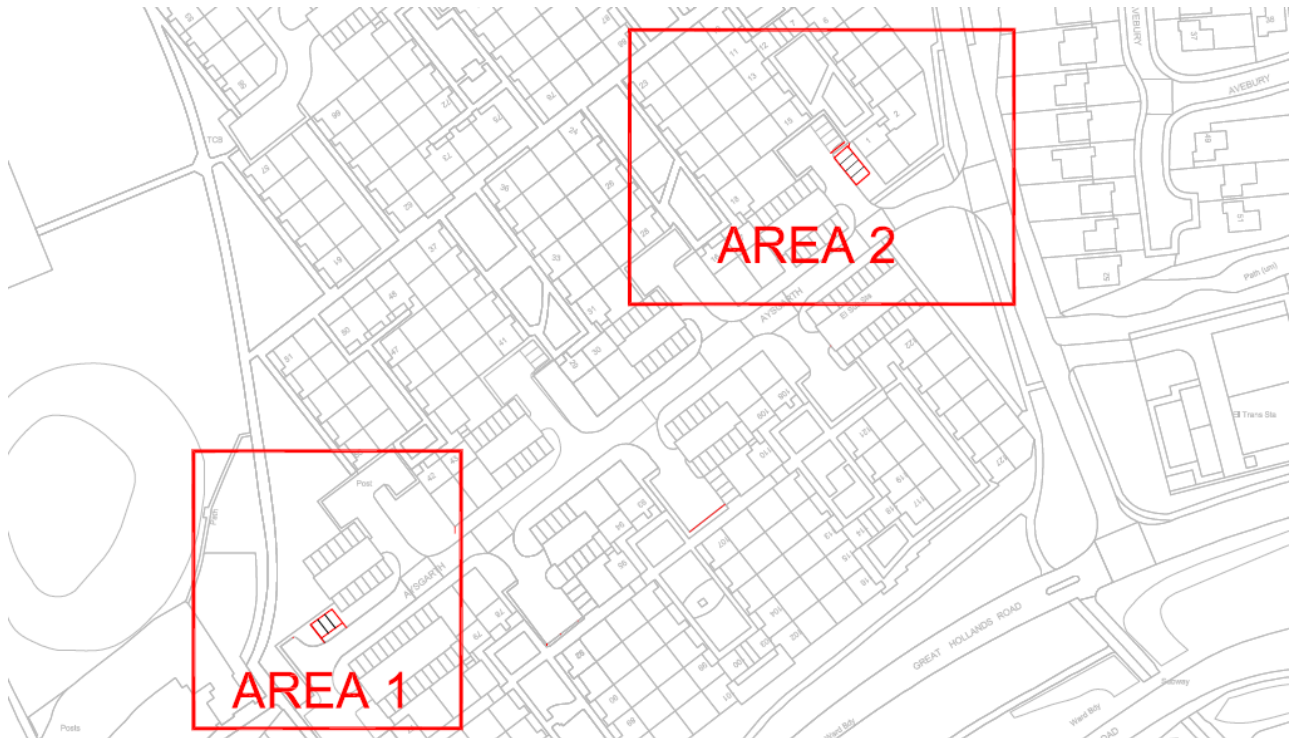
18/01013/FUL

Approved 2018

A change of use of amenity land to create 5 No. parking spaces.

## 5. THE PROPOSAL

5.1 It is proposed to form 7 parking bays within Aysgarth.



## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Bracknell Town Council commented and raised no objection.

### Other responses received

6.2 No other representations were received.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority:

7.1 No objection.

### Landscape Officer:

7.2 No objection subject to conditions.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
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General policies	CS1 and CS2 of CSDPD	Consistent
Residential Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved Policy EN20 of BFBLP	Consistent
Highways	CS23 of the CSDPD, Saved policy M9 of the BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Parking Standards SPD (2016)		
Streetscene SPD (2011)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Highway Safety considerations

### i. Principle of development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

### ii. Impact on character and appearance of the area

9.3. The parking bays are to be located on existing grassed amenity land, with some spaces adjacent to extending to existing parking hardstanding.

9.4. The proposed bays are not considered to have a significant detrimental impact on the streetscene subject to the provision of planting to mitigate the loss of soft landscaping. A condition requiring a landscaping plan prior to commencement is recommended.

### iii. Impact on residential amenity

9.5. Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regard to possible overlooking, overbearing or overshadowing. Furthermore, considering this is currently a built-up residential area and the presence of the existing parking spaces, it is not considered that the proposal would result in an adverse level of noise and disturbance to the local residents.

### iv. Highway Safety

9.6. The proposed spaces are situated near to existing parking spaces, expanding into grass amenity areas. These are all acceptable to the Highway Authority.

**v. Landscaping Considerations**

9.7. The Landscape Officer considers the proposal acceptable subject to the existing tree being protected during construction works and additional planting to mitigate the loss of amenity grass areas.

9.8. The Landscape Officer has stated that these can be addressed by a condition

**10. CONCLUSIONS**

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area, the residential amenity of the occupiers of the neighbouring properties or highway safety. It is therefore considered that the proposed development complies with 'Saved' policies M9, and EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.

**11. RECOMMENDATION**

11.1 That the Assistant Director: Planning be authorised to APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority:

Layout – 4817/388 – received 15.06.2021

Design and Access Statement – Received 18.01.2021

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

3. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of Practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become

diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.  
[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

4. The development hereby permitted shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:
  - a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
  - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
  - c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
  - d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
  - e) Illustration/s of the proposed protective barriers to be erected.
  - f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
  - g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
  - h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
  - i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in full accordance with the approved scheme.

REASON: In order to safeguard existing trees and other vegetation considered worthy of retention.

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

## **Informatives**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



02. The following conditions do not require details to be submitted, but must be complied with:

1. Time limit
2. Approved Plans

03. The applicant is advised that the following condition requires discharging prior to the commencement of development:

3. Landscaping Scheme
4. Tree Protection

04. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership

05. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

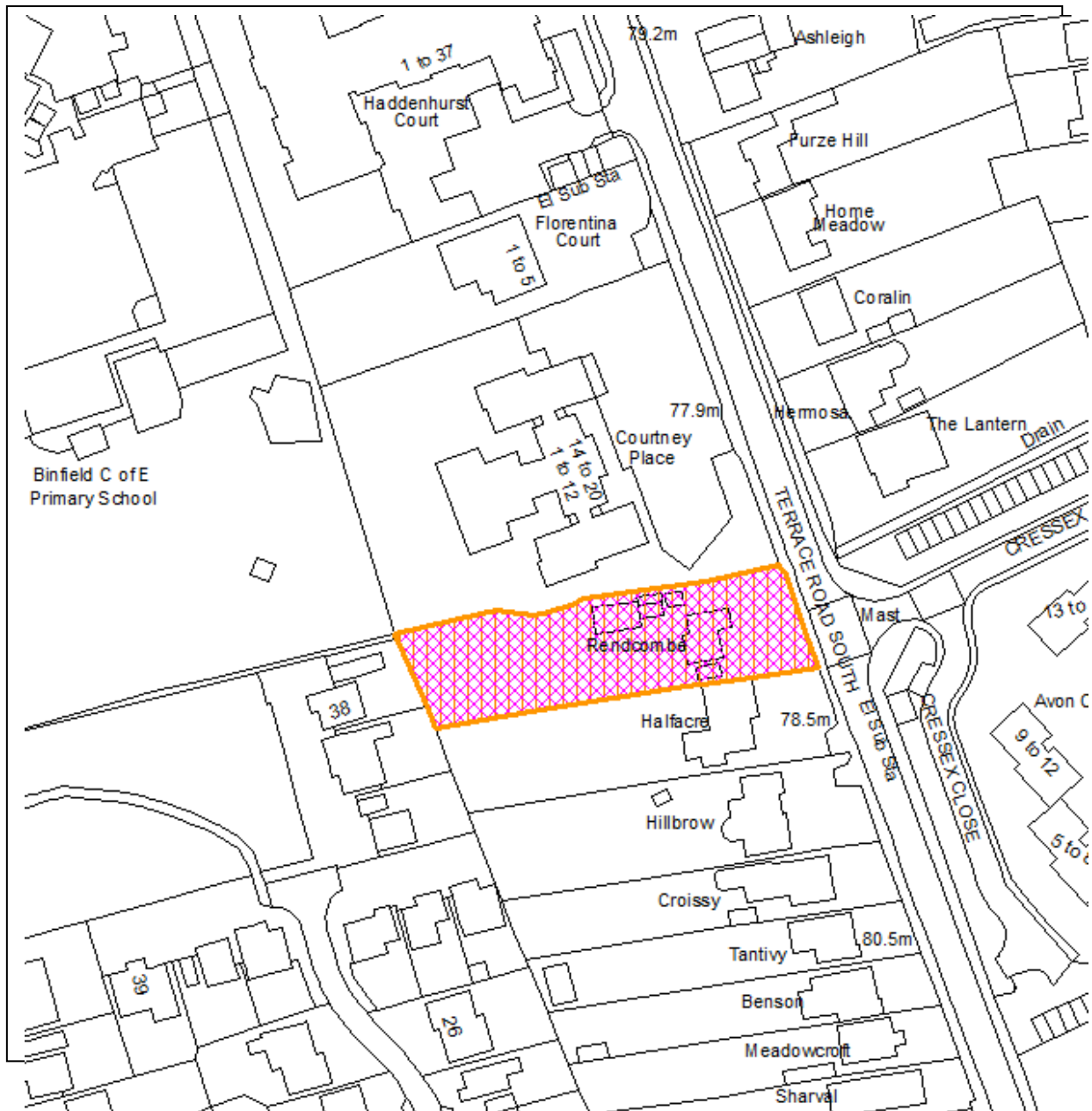
Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

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<b>ITEM NO: 10</b>	Ward:	Date Registered:	Target Decision Date:
Application No. <b>21/00276/OUT</b>	Binfield With Warfield	14 April 2021	9 June 2021
Site Address:	<b>Land To The Rear Of Rendcombe Terrace Road South Binfield Bracknell Berkshire RG42 4DN</b>		
Proposal:	<b>Outline Application with all matters reserved except for access for the erection of a 3-bedroom dwelling with integral garage and associated access to rear of existing dwelling.</b>		
Applicant:	Mr Michael Edwards		
Agent:	Mr Richard Brown		
Case Officer:	Olivia Jones, 01344 352000 <a href="mailto:development.control@bracknell-forest.gov.uk">development.control@bracknell-forest.gov.uk</a>		

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 Outline planning permission is sought for the erection of a detached dwelling and associated access, with all other matters reserved.
- 1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area or highway safety. The relationship with adjoining properties is considered acceptable.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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### **2. REASONS FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE**

- 2.1 The application has been reported to the Planning Committee following the receipt of over 5 letters of objection.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within Defined Settlement
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Between 400m and 5km of the Thames Basin Heath SPA
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Within Binfield and Popeswood Study Area of the Character Area Assessments SPD
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TPO 422 to north of application site
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Within Northern Parishes CIL Charging Zone
--

- 3.1 This 0.15ha application site lies to the west of Rendcombe, on land that currently forms part of its residential curtilage. The application site is accessed from a driveway off Terrace Road South.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 The relevant planning history is summarised as follows:

01/00874/FUL

Erection of a part 2 storey, part 3 storey building to provide 7no. 2 bedroomed flats together with associated parking with access from Courtney Place, following demolition of existing house.

Refused 2001 (Appeal Dismissed)

03/00984/FUL

Formation of vehicular access (dropped kerb) onto Terrace Road South. Erection of brick wall (max height 2m) to front boundary.

Approved 2003

07/00618/FUL

Erection of 1 block comprising 5no. two bedroom and 3no. one bedroom flats with associated parking, cycle and bin stores following demolition of existing dwelling.

Refused 2007

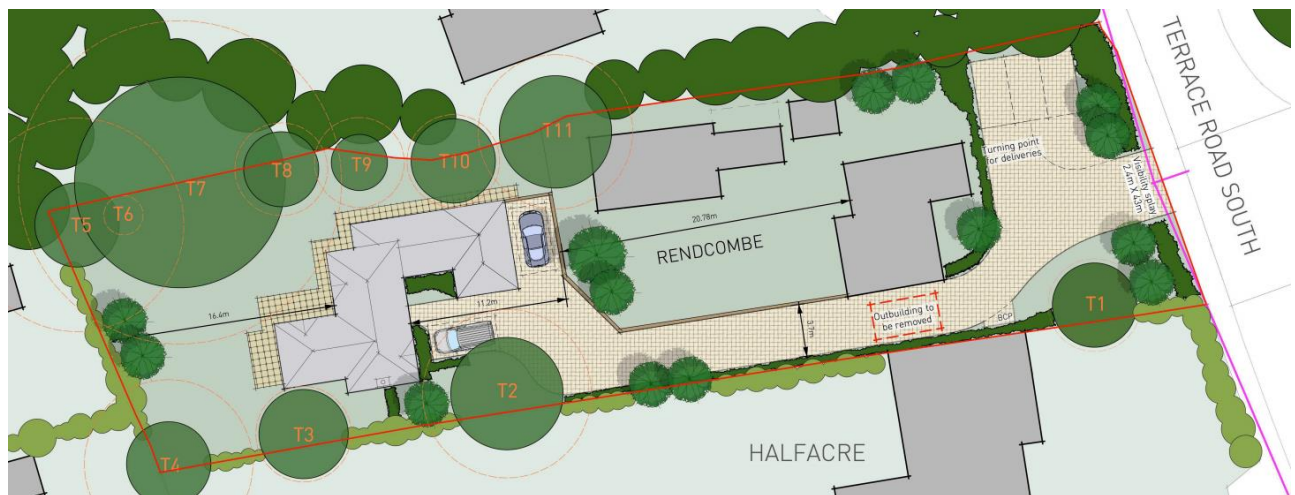
08/00284/FUL

Erection of 1 block comprising 2no. two bedroom and 4no. one bedroom flats with associated parking, cycle and bin stores following demolition of existing dwelling.  
Refused 2008

## 5. THE PROPOSAL

5.1 This is an application for outline planning permission for the erection of a new residential dwelling within the rear garden of Rendcombe, a detached residential property. All matters have been reserved except for access, and therefore this application will consider the principle of a new dwelling within the application site, and the access arrangements. Considerations such as design, layout, scale and landscaping will be considered at reserved matters stage.

5.2 Indicative drawings show the provision of a detached three bedroom dwelling within the existing rear garden of Rendcombe. An integral garage is proposed, as well as hardstanding for the provision of 2 parking spaces. Access to the new dwelling would run along the southern boundary of the site following the removal of an existing outbuilding. The existing access is proposed to be relocated further south.



## 6. REPRESENTATIONS RECEIVED

### Binfield Parish Council

6.1 Objection on the following grounds:

(i) This proposal is against policy BF1 - Backland and infill development in the Binfield Neighbourhood Plan in the following ways:

- a. BF1 point 2 - leads to over development of the site;
- b. BF1 point 3 - will lead to the appearance of cramming;
- c. BF1 point 4 - any dwelling added will change the scale of development in this area where the properties all have large front and rear gardens. This proposal is not in keeping with the neighbouring properties.
- d. BF1 point 6 - the risk that this additional dwelling will reduce the level of private amenity for existing residential properties is very high.
- e. BF1 point 8 - the boundaries between properties in this area is made up of mature tree lines. The creation of an access road, which is proposed to be far too close to the boundary (and building) of Halfacre will change irrevocably the boundary between the two properties.

(ii) Risk to large mature trees that are in the immediate vicinity and important features of the area.

(iii) The proposed access point is extremely unneighbourly; it is far too close to the boundary treatment with Halfacre.

### Other Representations

- 6.2 Letters of objection have been received from the occupants of 7 neighbouring properties raising the following concerns:
- (i) Inconsistencies on the plans
  - (ii) Unacceptability of backland development, resulting in a precedent
  - (iii) Overdevelopment of the plot
  - (iv) Development out of character with the surrounding area
  - (v) Position and design of proposed dwelling would appear out of keeping and have a detrimental impact on residential amenity
  - (vi) Impact on mature well established trees
  - (vii) Flooding concerns
  - (viii) Impact on biodiversity
  - (ix) The proposed access would result in noise disturbance and pollution from cars and increased visibility due to the raised ground for the access
  - (x) The proposed access does not provide sufficient visibility, with a potential impact on highway safety

[Officer Comment: This application cannot consider the specifics of a new dwelling, such as potential overlooking, overbearing or overshadowing impacts. Furthermore, considerations such as the impact on protected trees and the design of the dwelling on the character of the area would be considered at reserved matters stage.

The concerns regarding the principle of backland development, and the impact of the proposed access, are addressed in the report.]

## **7. SUMMARY OF CONSULTATION RESPONSES**

### Highway Authority

7.1 No objection, subject to suitable information submitted with reserved matters application

### Tree Officer

7.2 No objection, subject to suitable information submitted with reserved matters application

### Biodiversity Officer

7.3 No objection, subject to suitable conditions.

## **8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION**

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD BF1 of Binfield Neighbourhood Plan	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Trees	'Saved' policy EN1 of the BFBLP	Consistent

Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Drainage	CS1 of the CSDPD	Consistent
<b>Supplementary Planning Documents (SPDs)</b>		
Design (2017) Parking Standards (2016) Streetscene (2010)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety consideration
- (v) Tree Considerations
- (vi) Biodiversity Considerations
- (vii) Drainage Considerations
- (viii) Sustainability Considerations
- (ix) Other matters

### i. Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, trees, highway safety etc.

### ii. Impact on character and appearance of the area

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 The site is located in a character area as designated by the Council's Character Area Assessments Supplementary Planning Document adopted March 2010 - in the area of Binfield and Popeswood. The SPD defines the area as distinguished by long narrow gardens, however there is no uniform building type.

9.6 Section 3.6 of the Council's Design Supplementary Planning Document adopted March 2017 refers to backland development. The SPD states:

"All backland development should be subordinate, i.e. it should occupy a minor proportion of the block in which it is sited; should be designed to the highest standards and should have a positive and legible entrance.

Backland development should:

- not harm the existing character of the local area;
- relate positively to the existing layout and existing urban form;
- create a positive and legible entrance to the backland site;
- maintain the quality of environment for existing residents;
- create a satisfactory living environment for the new home owners and existing surrounding properties;
- relate to a site of sufficient size and suitable shape to accommodate the number of dwellings proposed when compared to the existing grain of development in the area, together with their external space, access and parking requirements;
- not be taller than the existing buildings".

9.7 Binfield is also subject to the Binfield Neighbourhood Plan which came into force in April 2016 and forms part of the Development Plan. Policy BF1 of the Neighbourhood Plan refers to infill and backland development and states:

"All infill and backland development shall protect the amenity of neighbours and reflect the scale, mass, height and form of neighbouring properties. Development proposals must demonstrate how they address the recommendations and contribute positively to the features of the respective character areas identified in the Bracknell Forest Character Area Assessments Supplementary Planning Document. In particular, development proposals shall

- ensure that they do not lead to over-development of a site; and
- avoid the appearance of cramming; and
- have a similar form of development to properties in the immediate surrounding area; (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property)".

9.8 This outline application is for assessment of the access only, and therefore the scale, layout and design of the proposed dwelling are not under consideration. However, the suitability of the subdivision of the site is assessed as follows:

9.9 This particular stretch of Terrace Road South from Rendcombe southwards is characterised by detached or semi-detached dwellings set on an established building line fronting the highway, with long, narrow gardens. Northwards from Courtney Place (adjoining Rendcombe to the north), the character changes with flatted developments and commercial premises.

9.10 The proposed backland development would not reflect the existing grain of development. From Rendcombe southwards along Terrace Road South, the development is in a ribbon pattern with long spacious gardens to the rear of the houses. The subdivision of the site would reduce the size of each plot, out of character with the remaining dwellings to the south.

9.11 However, it is noted that the building to the north, Courtney Place, does not follow the established pattern of development. The building is a large block of flats, set well into the site and reducing the depth of available outside amenity space for the occupants. The proposed



dwelling would only marginally project further to the rear than the existing built form on Courtney Place.

9.12 As such the application site can be seen as a transition plot between the established plot layouts along the southern properties along Terrace Road South and the denser development of the northern properties along Terrace Road. Therefore, the possibility of backland development may be suitable subject to an acceptable design and layout.

9.13 The proposed driveway would run along the southern boundary of Rendcombe with Halfacre. The driveway would have a width of 3.7 metres. A boundary hedge is shown running along the boundary with Halfacre, and it is considered that this provision of soft landscaping would soften the impact of the hardstanding on the character of the area.

9.14 As such, subject to a suitable soft landscaping scheme the proposed access is not considered to have a significant adverse impact on the character of the area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Design SPD and the NPPF.

### **iii. Effect on residential amenity**

9.15 BFBLP 'Saved' Policies EN20 and EN25 refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. BFBLP 'Saved' Policy EN20 and CSDPD Policy CS7, require the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. These requirements are considered to be consistent with the general design principles in the NPPF.

9.16 This outline application seeks to assess means of access, of the 2no. proposed dwellings. Detailed matters for the layout, scale, appearance and landscaping would be assessed at reserved matters stage.

9.17 Nevertheless, the impact of a new dwelling within the rear garden of Rendcombe can be assessed. The proposal would result in the provision of one additional dwelling.

9.18 The Design SPD recommends that any upper storey rear windows are located at least 10 metres from the rear boundary, and 22 metres from the upper storey rear elevations of properties to the rear. The size of the plot is sufficient that this separation distance can be achieved. The layout of any dwelling could ensure upper storey side windows are restricted to avoid overlooking to the properties on either side. Furthermore, the size of the plot is considered sufficient that a modest dwelling is unlikely to appear unduly overbearing to the occupants of neighbouring properties and any overshadowing impacts are likely to be minimal. This would be ensured at reserved matters stage.

9.19 The proposed access would be located at ground level, and therefore would have a limited impact on the residential amenity of the neighbouring properties. The access would be located close to the neighbouring dwelling, Halfacre, however the access would be used to serve only one dwelling and is not likely to be intensively used to the detriment of the amenities of the neighbours. The access should be partially screened by the hedging on the boundary of the properties, and it is noted that a private view is not a material planning consideration. As such, the view of the access should not form a reason for refusal.

9.20 Concern has been cited that the driveway would be raised, increasing visibility levels into the neighbouring property and its private garden area. Design details of the access including any ground levels and materials should be secured by condition to ensure no unacceptable levels of overlooking, and suitable provision for run-off water.

9.21 As such, the principle of a dwelling and the proposed access would not be considered to affect the residential amenities of residents of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

#### **iv. Transport considerations**

9.22 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy also states that the standards set out in the Bracknell Forest Borough Parking Standards can be applied flexibly in certain circumstances.

##### **- Access –**

9.23 Rendcombe has an existing dropped-kerb footway crossover access on Terrace Road South, a classified C class local distributor road which is subject to a 30mph speed limit. There are no parking restrictions.

9.24 The access shown on the submitted plans is measured as 4.8m wide, which would enable cars entering and exiting the development to pass, as indicated on Figure 7.1 of Manual for Streets. This compares with an existing access width of circa 5.0m. The applicant will need to enter into a Highways Act Section 278 agreement with the Highway Authority in order to form the access onto Terrace Road South.

9.25 Visibility to the right when exiting the property is currently impeded due to a hedgerow, and the applicant has detailed the replanting of this hedgerow behind the visibility splay for the new access location. The resulting visibility splay is annotated as 2.4 x 43m on the submitted plans, compliant with Manual for Streets requirements for a 30mph road. In addition, 2m x 2m visibility splays between the back of the footway and edge of the driveway should also be provided for pedestrian safety, this can be dealt with by condition.

9.26 A 3.7m wide driveway with adjacent margins is proposed to the south of the existing property. This is compliant with the Highways Guide for Development for a single dwelling and for fire tender access. The layout would appear to allow a fire tender to be within 45m (hose length) of all parts of the new dwelling without needing to reverse more than 20m, as the area annotated "Turning Point for Deliveries" could be used in this regard.

##### **- Refuse Collection –**

9.27 Bracknell Forest Council's refuse vehicle will not enter unadopted roads which are not constructed to adoptable standards. In this case, refuse collection will be from Terrace Road South as for the existing dwelling. In order to meet the walking distances set out in the Building Regulations part H6, a refuse collection point has been shown within 25m of Terrace Road South for the new dwelling, where bins are to be placed by residents on collection day.

##### **- Dwelling Size and Parking –**

9.28 Whilst the application is in outline, with all matters reserved except for access, it is noted that the parking layout submitted for the new dwelling is sufficient for the 3-bedroom dwelling indicated, with 2 off-street car parking spaces plus a garage - which could be used for cycle parking.

9.29 Sufficient off-street parking for the existing dwelling can be retained, and would be provided to the front of the existing dwelling.

9.30 As such the proposal would be in accordance with 'Saved' policy M9 of the BFBLP, Policy CS23 of the CSDPD and Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD).

#### **v. Tree Considerations**

9.31 'Saved' policy EN1 of the BFBLP states that planning permission will not be granted for development which would result in the destruction of trees and hedgerows. Trees and hedgerows are important to the retention of the character and appearance of the landscape or townscape of the area. Section 15 of the NPPF states that the planning system should contribute to and enhance the natural and local environment.

9.32 There is a blanket Tree Preservation Order (TPO) on the adjoining site to the north at Courtney Place. There are further trees within the application site which are not covered by a TPO.

9.33 A Tree Survey has been submitted at outline application stage which has been reviewed by the Council's Tree Officer. This information is indicative at this stage, but a site visit was undertaken which determined the submitted plans are sufficient for the Tree Officer to make an assessment of the application. No objection in principle is set out by the Tree Officer. However, the applicant should take care to ensure the new dwelling has a sustainable relationship with the surrounding trees, and sufficient soft landscaping to mitigate the loss of unmade garden. As such, the provision of comprehensive arboricultural data and details of tree protection will be required at reserved matters stage.

#### **vi. Biodiversity Considerations**

9.34 Policy CS1 of the CSDPD states that development will be permitted which protects and enhances the quality of natural resources including biodiversity. Policy CS7 of the CSDPD states that development proposals will be permitted which promote biodiversity. 'Saved' policy EN15 of the BFBLP states that external lighting schemes will only be acceptable where they would have no adverse impact on wildlife. These policies are considered to be consistent with the NPPF which states that the planning system should contribute to, and enhance, the natural and local environment by minimizing impacts on biodiversity.

9.35 As the proposals are set within a relatively empty garden there are unlikely to be significant impacts on biodiversity. However, the Beech tree identified as T7 in the tree survey has significant deadwood in the canopy. Beech trees can have high biodiversity value as mature trees and this is enhanced by the presence of deadwood. Therefore, all efforts should be made to avoid an unsustainable relationship with a new dwelling, or the removal of the tree.

9.36 A condition securing biodiversity enhancements is recommended.

#### **vii. Drainage Considerations**

9.37 Policy CS1 of the CSDPD states that development should conserve the use of resources including water through a reduction in use and protect and enhance the quality of natural resources including water. Paragraph 163 of the NPPF states that, when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

9.38 The application site is located outside Flood Zone 2 and 3. As such, the principle of a new dwelling and associated hardstanding is not considered to have a significant impact on

flooding within the surrounding area. A condition is recommended requiring SuDS compliant building practices.

### **viii. Sustainability Considerations**

9.39 The Core Strategy DPD policies CS10 and CS12 require a sustainability statement and energy demand assessment where new buildings are proposed.

9.40 Since the Government's Ministerial statement of the 26th March 2015 for residential development CSDPD Policy CS10 now requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day.

9.41 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production which the proportion shall be at least 20% of the site's energy needs (heat, cooling and power) or at least 10% for proposals of less than 5 dwellings or other development with a floor area less than 500m<sup>2</sup>. It should also be demonstrated how the development's potential carbon dioxide emissions will be reduced by at least 10%.

### **ix. Thames Basin Heath SPA**

9.42 In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) Bracknell Forest Council (BFC) has carried out a Habitats Regulations Assessment of the proposed development.

9.43 The following potential adverse effects on habitats sites were screened out of further assessment:

Loss of functionally linked land (TBH SPA)

Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park Special Area of Conservation (SAC), Thursley, Ash, Pirbright and Chobham SAC and Chilterns Beechwoods (SAC))

9.44 Recreational pressure on the TBH SPA was screened in for Appropriate Assessment.

9.45 BFC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (TBH SPA) along with any larger developments comprising over 50 net new dwellings within the 5 - 7km zone is likely to have a significant effect on the integrity of the TBH SPA, either alone or in-combination with other plans or projects.

9.46 This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.47 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to BFC towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in BFC's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018)

9.48 The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the TBH SPA and financial contributions towards Strategic Access

Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.49 In this instance, the development would result in a net increase of a single 3-bedroom dwelling within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £6,112.

9.50 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £711 which is also calculated on a per bedroom basis.

9.51 The total SPA related financial contribution for this proposal is £6,823. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until BFC has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with South East Plan saved Policy NRM6, saved policy EN3 of the Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

#### **x. Community Infrastructure Levy**

9.52 CIL applies to any new build that involves the creation of additional dwellings. The site falls within the 'Northern Parishes' charging area. As this is an outline planning application with the final floor space of the proposal subject to change, the CIL charge will be calculated and issued at Reserved Matters stage.

### **10. CONCLUSIONS**

10.1 It is considered that the development is acceptable in principle and the access would not result in an adverse impact on the character and appearance of the surrounding area, highway safety, the residential amenities of the occupiers of the neighbouring properties, trees, biodiversity or drainage, subject to suitable conditions. It is therefore considered that the subdivision of the site and the proposed access complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

### **11. RECOMMENDATION**

11.1 **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to the following measures:

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);

That the Assistant Director: Planning be authorised to **APPROVE** application 21/00276/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. Approval of the details of the appearance, landscaping, layout and scale of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

02. Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

03. The development hereby permitted shall begin not later than two years from the date of approval of the last of the Reserved Matters to be approved.  
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 14.04.21 by the LPA:

Site Location Plan (003-1)  
Site Plan (004-1 Rev B)

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

05. The landscaping details required by condition 01 shall include details of a scheme of walls, fences, gates and any other means of enclosure. The new dwelling shall not be occupied until this approved scheme is implemented in full.  
REASON: In the interests of the visual amenity of the area, and biodiversity  
[Relevant Plans and Policies: CSDPD CS1, CS7; BFBLP 'Saved' Policy EN20]

06. The landscaping details required by condition 01 shall include a 3 year post planting maintenance schedule.  
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of Practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.  
REASON: In the interests of good landscape design and the visual amenities of the area, and nature conservation  
[Relevant Policies: BFBLP EN1, EN2 and EN20, CSDPD CS1 and CS7]

07. The landscaping details required by condition 01 shall include comprehensive arboricultural data including:  
(i) A proposed site-layout plan (at 1:200 scale) showing:  
• Accurate trunk position and canopy spreads of all trees within the application site and all trees on neighbouring land that could be affected by or influence the proposed development.  
• All proposed tree removal shown clearly with a broken line or hatched area.  
• Proposed underground services layout including (existing reused and proposed) water, foul & and surface water drainage, any soak-away and

associated ducting, electricity, gas, and any external lighting. • Existing and proposed finished levels within 15 metres of the trunks any existing trees within the site or on neighbouring land including together with details of any associated soil level re-grading and retaining structures. • Vehicle access and parking layout. • Footpaths and any other hard-standing areas. • Bin and cycle storage facilities. • Proposed soft-landscape structural planting areas.

- (ii) A comprehensive tree-protection plan (TPP), phased where necessary, to take account of site clearance works, construction, and landscaping. Note: Measures should also include protection of retained areas for landscaping (Reference Section 6.2.1.2 of BS 5837:2012).

REASON: In order to ensure that trees worthy of safeguarding are suitably protected  
[Relevant Policies: BFBLP EN1]

08. The new dwelling shall not be occupied until the existing access to the site from Terrace Road South is closed and the footway/verge is reinstated with full-height kerbs in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement shall be retained thereafter.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

09. No development (other than the construction of the access) shall take place until the new access onto Terrace Road South has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority and provided with visibility splays of 2.4m x 43m onto the carriageway of Terrace Road South in each direction. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and maintained clear if any obstruction exceeding 0.6 metres in height at all times.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

10. No development (other than the construction of the access) shall take place until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway of Terrace Road South. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

11. The new dwelling shall not be occupied until the means of vehicular access to it within the site has been provided and surfaced with a bound or bonded material in accordance with the approved plans along with details (including any ground level raising) to be submitted to and approved in writing by the Local Planning Authority as part of a Reserved Matters application.

REASON: In the interests of highway safety and to avoid deposition of loose material on the public highway.  
[Relevant Policies: Core Strategy DPD CS23]

12. The new dwelling shall not be occupied until the associated vehicle parking and turning space for both the new dwelling and the existing dwelling on the site has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority as part of a Reserved Matters application. The spaces shall not thereafter be used for any purpose other than parking and turning.

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.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

13. The new dwelling shall not be occupied until a scheme for covered and secure cycle parking facilities has been submitted to and approved in writing by the Local Planning Authority as part of a Reserved Matters application. The cycle parking facilities shall be provided and thereafter retained save as otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

14. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The development hereby permitted shall not commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan showing the location of these enhancements, has been submitted to and approved by the Local Planning Authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

16. No development shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: Core Strategy DPD CS10]

17. No development shall take place until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The dwelling thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

18. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). The surface water drainage works shall be completed before occupation of the dwelling hereby permitted and shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

19. No construction works shall take place until details showing the finished floor level of the dwelling hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.



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

20. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
  - (b) Loading and unloading of plant and vehicles
  - (c) Storage of plant and materials used in constructing the development
  - (d) Wheel cleaning facilities
  - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. The applicant should note that numerous conditions attached to this planning permission must be discharged with the local planning authority prior to the commencement and/or occupation of the development.
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
05. The Highways and Transport Section should be contacted at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk, to agree a Section 278 agreement in relation to the access construction details for the new access and details of reinstatement of the footway/verge at the existing access. Permission must be granted by the Highway Authority before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

**In the event of the S106 agreement not being completed by 31 October 2021, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:**

The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its

impacts in this respect. 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 (Amendment) (EU Exit) 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, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

**Unrestricted Report**

**ITEM NO: 11**

Application No.  
**21/00459/3**  
Site Address:

Ward:  
Binfield With Warfield

Date Registered:  
18 May 2021

Target Decision Date:  
17 August 2021

**Site Of Former Blue Mountain Golf Club and  
Conference Centre Wood Lane Binfield Bracknell  
Berkshire RG42 4EX**

Proposal: **Construction of new two-storey community and health centre with associated external landscaping, car parking, cycle storage and roof level plant enclosure**

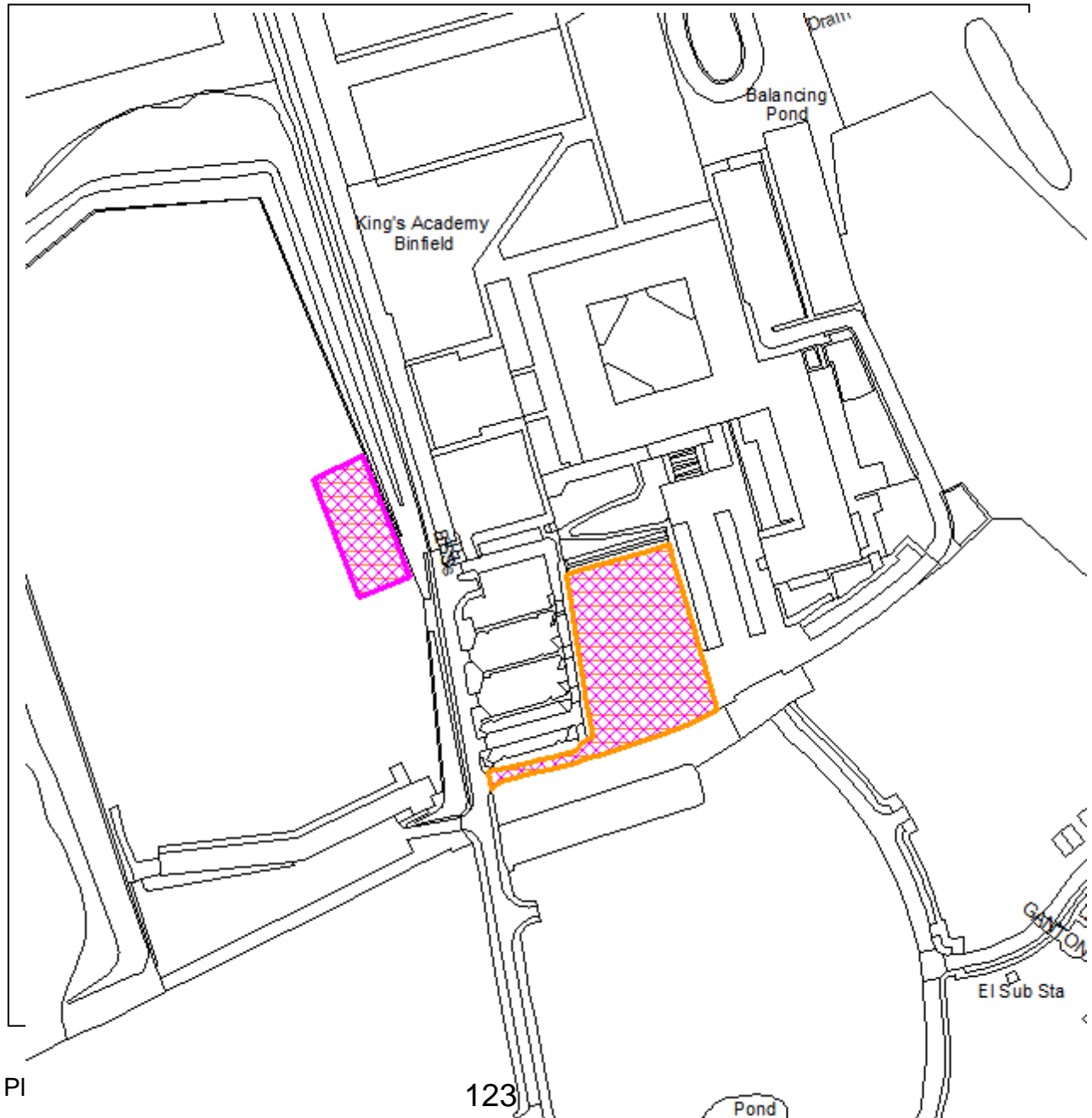
Applicant: Mr Rajesh Sinha

Agent: Mr Tom Gaskell

Case Officer: Margaret McEvit, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 The proposal is for the construction of a new two-storey community and health centre with associated external landscaping, car parking, cycle storage and roof level plant enclosure

<b>RECOMMENDATION</b>
Planning permission be granted subject to conditions in Section 11 of this report

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee because it relates to a scheme which the Director, Place Planning and Regeneration is responsible for promoting.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
Within settlement boundary

3.1 The application site is currently vacant but was the site of the clubhouse that formed part of the Blue Mountain Golf Club. The building was demolished in 2020. The site formed part of the wider Blue Mountain Golf Club site where a hybrid planning permission was granted in 2016 (16/00020/OUT) for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space, an all-through school (Learning Village) and 13 ha of Suitable Alternative Natural Greenspace (SANG) land.

3.2 The site sits between Kings Academy to the north and housing development currently under construction to the south. To the west of the proposed building is the staff and drop off car park for the secondary school element of Kings Academy. East of the site are the primary school and nursery elements of Kings Academy. An area of additional car parking to serve the proposed development is sited on the eastern side of Wood Lane. Ground levels for the site are lower than levels to the north and west, with retaining structures currently in place. Ground levels continue to step down to the south of the site where the housing development is under construction.

### **4. RELEVANT SITE HISTORY**

4.1 16/00020/OUT: Hybrid planning application seeking (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. APPROVED.

4.2 20/00044/DEM: Application for prior approval for demolition of former clubhouse to Blue Mountain Golf Club. Prior approval not required.

## **5. THE PROPOSAL**

5.1 This is a full application for the erection of a two storey building to accommodate a community and health centre, together with associated external landscaping, car parking, cycle storage and roof level plant enclosure. The application site formerly included the Blue Mountain Golf Clubhouse which has been demolished.

5.2 Planning permission 16/00020/OUT included outline planning permission for a community facility of up to 1,077 sq.m. The indicative plans for the community facility in that permission show the retention of the existing club house, with the ground floor to be used as the community hub and the first floor mothballed. A car park in front of the building would provide thirty one parking spaces to serve the community facility accessed from Wood Lane.

5.3 The proposed two storey building is positioned along the north and east boundaries of the site, with vehicular access from the existing access to the site which connects to the staff and drop off car park access road to the west and is served from Wood Lane. Within the main car park adjacent to the building 36 car parking spaces will be provided, of which 6 will be disabled parking spaces. In the additional car park on Wood Lane, 31 car parking spaces will be provided. The development also proposes 30 cycle parking spaces, 8 active electric charging points and 6 passive charging points. An ambulance lay-by will be provided within the main car parking area. Pedestrian access is provided to the main access road serving the wider development through a link from the entrance plaza to Kings Academy.

5.4 The building will house a community centre which will provide a range of facilities to support community functions and activities. Flexible spaces within the building will accommodate sports and leisure groups, parties and meeting spaces. The GP surgery and health centre element will provide a primary care centre to serve the local area. The building will be served from one central access point with a foyer café available to all users.

5.5 The building will be brick built with a canopy at the entrance with signage and artwork to the glazing to add legibility to the building entrance. The building will be flat roofed.

## **6. REPRESENTATIONS RECEIVED**

### Parish Council:

6.1 The parking requirement demonstrated by the GP practice in the report totals 70 spaces and not the 59 mentioned in the report; however, the dedicated parking (on site and immediately opposite) provides only 67 bays. This does not take into account the parking needs of the community facility and puts the burden on the “parent drop off area” as being the only parking available for users of the community centre facility. This puts a real risk of ongoing issues with parking related to the use of the community centre and could limit the use of the site by the broadest possible range of users. (Officer response: The TA sets out that the parking allowed for the GP practice in accordance with standards would be 59 as stated in the report:  
3 spaces per consulting room = 3 x 15 = 45

1 space per consulting staff = 8  
 1 space per 3 other staff = 17 / 3 = 5.61  
 Total by standards = 45 + 8 + 6 = 59 spaces.

6.2 The proposals include a total provision of 67 bays to serve the GP surgery and the community uses. This meets the standards as set out by BFC which makes no set provision for community uses.

6.3 Note: the 70 spaces calculated by BPC appears to assume 1 space for all staff = 45 +8 +17 = 70.

6.4 The TA also included an assessment of the peak parking accumulation, based on arrival and departure patterns, for the GP surgery and community uses combined. This showed a peak weekday accumulation of 45 spaces occupied. This is shown in Table 6.1 of the TA.

6.5 It is also expected that visitors to the community centre and health centre will use the drop-off/visitor car park outside the times it would be used for school activities so that a clash would not occur. The proposed community/health hours for sharing the drop-off car park would be 9:30am to 2:30pm.)

6.6 BPC would like to see published the agreement BFC has in place with Kings Academy to clarify availability of the parking area controlled by the school.

6.7 In addition, without further detailed information, the capacity for the plant room could be considered excessive.

## 7. SUMMARY OF CONSULTATION RESPONSES

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF	Weight to be attributed, with reference to para. 213 of NPPF
Sustainable development principles	SALP Policy CP1	Para. 11(d) refers to 'policies which <u>are most important for determining the application are out-of-date</u> '. CP1 wording differs to this.	Limited (policy not used in planning application decision-making)
	CSDPD Policy CS1	Furthermore, the PPG states that there is no need for a policy to directly replicate para. 11. Consistent (Paras. 7, 8, 11, 12, & 117 - 119)	Full

Land at Blue Mountain, Binfield	SALP Policy SA7	Consistent	Full
Design & Character	CSDPD Policy CS7	Consistent (Chapter 12)	Full
	BFBLP 'Saved' Policy EN20	"	Full
Trees & Landscape	CSDPD Policies CS1 & CS7	Consistent (paras. 127 & 170)	Full
	BFBLP 'Saved' Policies EN1, EN2 & EN20	"	Full
Residential Amenity	'Saved' Policies EN20 & EN25 of BFBLP	Consistent (paras. 127, 170 & 180)	Full
Transport	CSDPD Policies C23	Consistent (Chapter 9)	Full
	BFBLP 'Saved' Policies M8 & M9	"	Full
Drainage	CS1 of CSDPD	Consistent (paras. 163 & 165)	Full
Biodiversity	CSDPD Policies CS1 & CS7	Consistent (paras. 170 & 175)	Full
	BFBLP 'Saved' Policies EN1, EN2 & EN20	"	Full
Sustainability of build (Renewable Energy and Water Use)	CSDPD Policies CS10 & 12	Consistent (para. 149)	Full
<b>Supplementary Planning Documents (SPD):</b>			
Parking Standards SPD (2016)			
<b>Other publications:</b>			
National Planning Policy Framework (NPPF) (2019) National Planning Policy Guidance (NPPG)			

8.2 In addition, the Binfield Neighbourhood Plan was 'made' in 2016. The relevant policies from this, which are considered consistent with the NPPF, are:

Policy CF1: Provision of New Primary Healthcare Facilities and Associated Car Parking  
Policy CF2: Provision of a Community Shop and Café

## **9. PLANNING CONSIDERATIONS**

9.1 The key issues for consideration are:

- i Impact on character and appearance of the area
- ii Impact on residential amenity
- iii Impact on highway safety
- iv Trees and Landscaping Issues

### **i. Impact on Character and Appearance of Area**

9.2 The overall Blue Mountain site is allocated for mixed use development including a multi-functional community hub in SALP policy SA7. As part of the hybrid planning permission for the wider site, the former two storey club house was proposed to be used as a community facility. The floorspace for the use was restricted to 1,077 sq.m because car parking to serve the facility was restricted to 31 spaces. The clubhouse has since been demolished and this application proposes a two-storey brick built joint-use building to accommodate community facilities and a primary care health facility to serve 18,000 patients. The provision of community and health facilities contributes to the requirements of policy SA7 of the SALP which seeks comprehensive mixed use of the Blue Mountain site to include a multi-functional community hub. Policy CS1 of the CSDPD also seeks to protect and enhance the health, education and safety of the local population.

9.3 The application proposes re-use of the club house site. The site is well located to serve residents of the Blue Mountain development which is currently under construction, and will be accessed from Wood Lane with vehicular, pedestrian and cycle links to the wider Binfield area. The building will be visible from the main access road to the Blue Mountain development and pedestrian access will be secured from this road. The building has been designed to be a focus for the community in the Blue Mountain development and beyond. Facilities within the community centre will be flexible to cater for a wide range of community uses and groups.

9.4 Although the building will have two distinct functions it has been designed as one building with a central entrance lobby. Space has been provided to provide signage and graphics to clearly indicate the entrance to the building. One significant design feature of the building is the use of windows which serve to illuminate and ventilate the building but also provide a design feature. Windows are set into the elevations at various depths to allow for solar shading to rooms within the building. The depth of windows will vary according to the direction a particular elevation faces. Adjacent to each window are ventilation doors which allow for natural ventilation of all rooms without requiring windows to be opened. The varying depths of windows adds variety to elevations in addition to being functional.

9.5 The internal layout of the building is designed to allow ground floor rooms to have access to the outside with the creation of garden rooms which allow for outdoor activities and provide an opportunity for landscaping around the building.



9.6 Materials for the building have been proposed to fit with the buff brick of Kings Academy and the predominantly red brick of the residential development to the south. A multi brick of grey/brown/cream tones has been proposed which will distinguish the building on site and clearly indicate where the facilities are located.

9.7 The building sits between the Academy buildings to the north which are sited on higher ground, and residential development to the south at lower ground levels. The building sits in terms of scale between the large school buildings to the north and smaller scale residential units to the south and this is considered to be appropriate in terms of progression in scale of buildings when entering the site from Temple Way and indicating that the facility is a public building easily visible to visitors.

9.8 The proposed building is considered to be an appropriate design for its use, being a high quality and legible building. Materials to be used are Carsington Cream as a main brick with other materials to be submitted. This palette of materials is considered appropriate to add variety to the wider site, providing a contrast to the school and residential buildings but of a tone that will sit well with the buff and red brick buildings used on the wider site. The building is considered to comply with policy SA7 of the SALP in providing a multi-functional community facility as part of a comprehensive development of the site. The proposed development is also acceptable when considered against policy EN20 of the BFBLP and policy CS7 of the CSDPD in providing a high quality design appropriate to the character of the area.

## **ii. Impact on Residential Amenity**

9.9 The application site is located immediately north of the residential development permitted under the hybrid application 16/00020/OUT. The closest properties to the site will be approximately 15m from the application site boundary and main car parking area and approximately 40m from the proposed building. Given the inclusion of a two storey building in this location for a community facility as part of the original hybrid application for the wider site, the provision of a two storey building is not considered to be harmful to the residential amenity of future residents of these houses.

9.10 Vehicular access to the site will use the existing access road from Wood Lane that currently serves the staff and drop off car parking area for Kings Academy. The additional traffic using this road and accessing the car park for the facility is considered to be at a sufficient distance from the closest properties such that there will be no significant reduction in amenity to residents.

## **iii Impact on Highway Safety**

### Access

9.11 The site is located at the northern end of Wood Lane adjacent to the new school car park and opposite the golf driving range complex. The access to the site is already in place and the site is currently vacant. The access road connects to an uncontrolled crossing point on Wood Lane. The access road is required to be at least 4.8m wide to ensure the safe passage of vehicles along the route and to ensure that pedestrians using the path adjacent are not at threat from passing vehicles. This can be accommodated. The site access junction with Wood Lane has sufficient visibility in both directions subject to vegetation being cut down to provide safe visibility during any construction or the operation of the site once built.

9.12 Electronic barriers are proposed on the access to both car parks to control vehicles entering the site and allow for the car park to be secured when the building is

not in use. The barrier will be self opening while the building is open and will not require passes or permissions to enter the main site.

9.13 The site has a separate pedestrian route to the building from Wood Lane and this is welcomed. The site also has a direct pedestrian connection from St Georges Park, the main access road to the Blue Mountain development from Temple Way and this provides a direct link for pedestrians visiting the site on foot or by bicycle. Such routes aid access to the site by non car modes.

9.14 The applicant has demonstrated that delivery vehicles as well as ambulances can safely access the car park and circulate around it.

9.15 The site also has a secondary car park located on land on the opposite (West) side Wood Lane. This car park will have an access located opposite the formal turning head in Wood Lane and the staff car park access to the school. At this point the land appears to be closer to the level of Wood Lane and so access may be easier to achieve. The proposed access will require the removal of the majority of the vegetation along the frontage to provide visibility and any replanting would need to be set back so as not to interfere with visibility.

### Parking

9.16 In relation to parking, the GP surgery would require a total of 59 spaces and the community centre should be considered on need. The site has a total of 67 parking spaces including the on site and off site car parks. It also has the potential to share the drop off car park outside school operating times as well as the potential to use the drop off car park located off Forest Road for any trips that may be made to the building from the centre of Binfield outside of peak school times.

9.17 The applicant has undertaken to use data from TRICS of surveyed sites for both GP surgeries and community centres to establish what the parking accumulation could be for a site of the scale proposed. This work has indicated that the peak demand on both uses would be around 50 parking spaces, meaning the level of parking proposed would be adequate for the demand. It is noted that the peak demand times for both of the proposed uses do not occur at the same time.

9.18 Furthermore, the applicant has also made a comparison of this proposal with an existing GP surgery in the centre of Binfield. This surgery has around half the number of consulting rooms of the proposal but parking is only around 20 spaces. Whilst it is recognised that some parking off site does occur from this surgery, overall the level of parking provided for the proposal is felt to be sufficient for the GP use as well as providing some additional parking for the community centre use at the same time.

9.19 As there are two parking areas it is clear that some form of control will be required to maximise the use of the parking stock. It is advised that during the week staff associated with both the GP and community uses should park in the off site car park as that provides the greatest level of flexibility for the on site parking for patients to access the building. The parking demand for patients is also more fluid with more comings and goings during the day and this will also help keep the parking stock turning over for the community centre use as well. It is advised that a scheme of signage will be needed to direct users in the car park to follow the one way system as well as tell them where additional parking is located off site. It is also expected that visitors to the community centre and health centre will use the drop-off/visitor car park

outside the times when it would be used for school activities so that a clash would not occur. The proposed community/health hours for sharing the drop-off car park would be 9:30am to 2:30pm.

9.20 Disabled parking has been provided to the required level.

9.21 Electric vehicle parking provision has been included to the required standard and on this occasion half of the provision required will be active and thus ready for use when the centre is open. The remaining parking is located adjacent and could be expanded in due course.

9.22 Cycle parking to the required standard has been provided and this is located to the west of the building in secure stores.

#### Traffic impact

9.23 TRICS has been used to establish likely trip rates and vehicle movements at peak hours on the network and Wood Lane itself. This information considered both uses proposed but it should be recognised that the hybrid/outline application already consented for the overall site did contain the community centre use of a similar scale.

9.24 Around 68 two way trips would occur in the AM peak period and 47 two way trips would occur in the PM peak period for the GP surgery. The community centre would generate around 3-4 two way trips in either AM and PM peak periods.

9.25 It should be noted that the level of traffic entering the site in the AM peak period is split as 45 trips inbound and 23 outbound which is likely to correspond to staff arriving at site during the morning peak period. This is relevant as many of the staff would be expected to arrive before the peak school drop off demand period of 8:30 - 9am. School staff trips will also occur but typically this too occurs earlier than the network peak hour as staff need to be on site and ready to teach prior to the school day starting just before 9am. It is felt that this level of traffic combined with the use of the drop off facility and staff car park from the school site will not lead to operational issues on Wood Lane or on its junction with Temple Way during the morning peak period. The evening peak period, as set out above, is a lower level of trips than the morning peak and at that time the level of activity from the school site will be nominal and will mainly include staff trips leaving the school site. Such trips are spread out more evenly after the end of the school day.

9.26 The application is considered to be acceptable in highway terms.

#### **iv Trees and Landscaping Issues**

9.27 There is no TPO that affects the subject trees nor any TPO in the near vicinity. The trees are not within, nor are they near, any Ancient Woodland.

9.28 The proposal does not affect a great number of trees nor any that are deemed to be of a high category (i.e. as per a BS5837 assessment).

9.29 In terms of impacts upon trees, the earth bank/slope, on which the subject trees are currently growing is of particular interest as a landscape feature which could be planted with trees to maintain and improve the landscape in mitigation of trees to be removed.

9.30 Four trees identified in the applicants AIA, trees T1 (Oak), T2 (Oak), T3 & T4 (both Cherry) are considered to be potentially affected by the proposed development and the formation of the additional car park on Wood lane.

9.31 Trees T1 (Oak) and T4 (Cherry) are not affected by the proposal. Tree T2 (Oak) is in such poor condition that its retention (especially adjoining the proposed car-park and public Highway) would be unwise and a management liability. Accordingly, there is no objection to its removal, subject to replacement planting.

9.32 Tree T3 (Cherry) is shown for retention but would be very close to the constructed edge of the proposed car-park. As the construction is so close to the nominal RPA of T3, any hard surface built that close would be liable to disruption by the surface roots of a growing & maturing Cherry. The recommendation would be to construct the 'Turning Space' and the first car parking bay using a no-dig construction (that could be readily repaired when disrupted by surface roots. The alternative would be to remove T3 and plant a replacement of a different species characteristic of the area. Both alternatives would be acceptable in tree terms and can be secured through conditions.

## 10. CONCLUSIONS

10.1 It is considered that the proposed development complies with Development Plan Policies SALP Policy SA7 and CP1, CSDPD Policies CS1, CS2 and CS7, BFBLP 'Saved' Policy EN1, EN2, EN20 and M9, and the NPPF.

## 11. RECOMMENDATION

That the Assistant Director: Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18.05.2021, 25.05.2021 and 08.06.2021.

CMU-21145 REV A  
001241-ADP-00-ZZ-DR-A-1202/S2P2  
001241-ADP-00-ZZ-DR-A-1201/S2P4  
001241-ADP-00-ZZ-DR-A-1200/S2P4  
001241-ADP-00-01-DR-A-1026/S2P15  
001241-ADP-00-00-DR-A-1025/S2P16  
001241 - ADP-00-ZZ-DR-A-1301 REV S2 P2  
001241 - ADP-00-ZZ-DR-A-1300 REV S2 P2  
001241 - ADP-00-ZZ-DR-A-1211 REV S2 P2  
001241 - ADP-00-00-DR-L-1901 REV S2 P1  
001241 - ADP-00-00-DR-L-1900 REV S2 P1  
001241 - ADP-00-00-DR-A-1025 REV S2 P14  
001241 - ADP-00-00-DR-A-0904 REV D1P9

001241 - ADP-00-00-DR-A-0902 REV S2 P2  
001241 - ADP-00-00-DR-A-0900 REV S2 P2  
CD0321 - CRD-ZZ-XX-DR-E-7201 REV D1-P02

Arboricultural Impact Assessment May 2021

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

03. No development shall take place until samples of the materials to include bricks, roof tiles, canopy treatment, cladding and louvres to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

04. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the approved plans 001241 - ADP-00-00-DR-A-0904 REV S2 P8

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]]

05. No part of the building shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with the approved plans 001241 - ADP-00-00-DR-A-0904 REV S2 P8.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.  
[Relevant Policies: BEBLP M6, Core Strategy DPD CS23]

06. No part of the building shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The 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.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

07. The building provided by the carrying out of the development shall not be occupied until 30 cycle parking spaces have been provided in the location identified for cycle parking on the approved plans and shower facilities and lockers shall be provided for cyclists within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

08. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development

(d) Wheel cleaning facilities  
(e) Temporary portacabins and welfare for site operatives  
and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.  
REASON: In the interests of amenity and road safety.

09 The development hereby permitted shall not be occupied until a detailed scheme of proposed tree planting to replace trees to be removed has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted: - [  
a) Full planting specification.  
b) Positions of all proposed species.  
c) Comprehensive details of ground preparation.  
d) Staking/tying method/s.  
e) 5 year post planting maintenance schedule.

All tree-planting shall be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development, or as may be otherwise agreed in writing by the Local Planning Authority. 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 trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots 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 trees which within a period of 5 years from the completion of all tree planting die, are removed, uprooted are significantly damaged, become diseased or malformed shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: - In the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

10 The development hereby permitted shall not be occupied 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 any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.

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

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)



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**Unrestricted Report**

**ITEM NO: 12**

Application No. <b>21/00573/FUL</b>	Ward: Binfield With Warfield	Date Registered: 4 June 2021	Target Decision Date: 30 July 2021
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Site Address: **Froxfield Beehive Road Binfield Bracknell Berkshire  
RG12 8TR**

Proposal: **Erection of first floor hipped roof side and rear extension.**

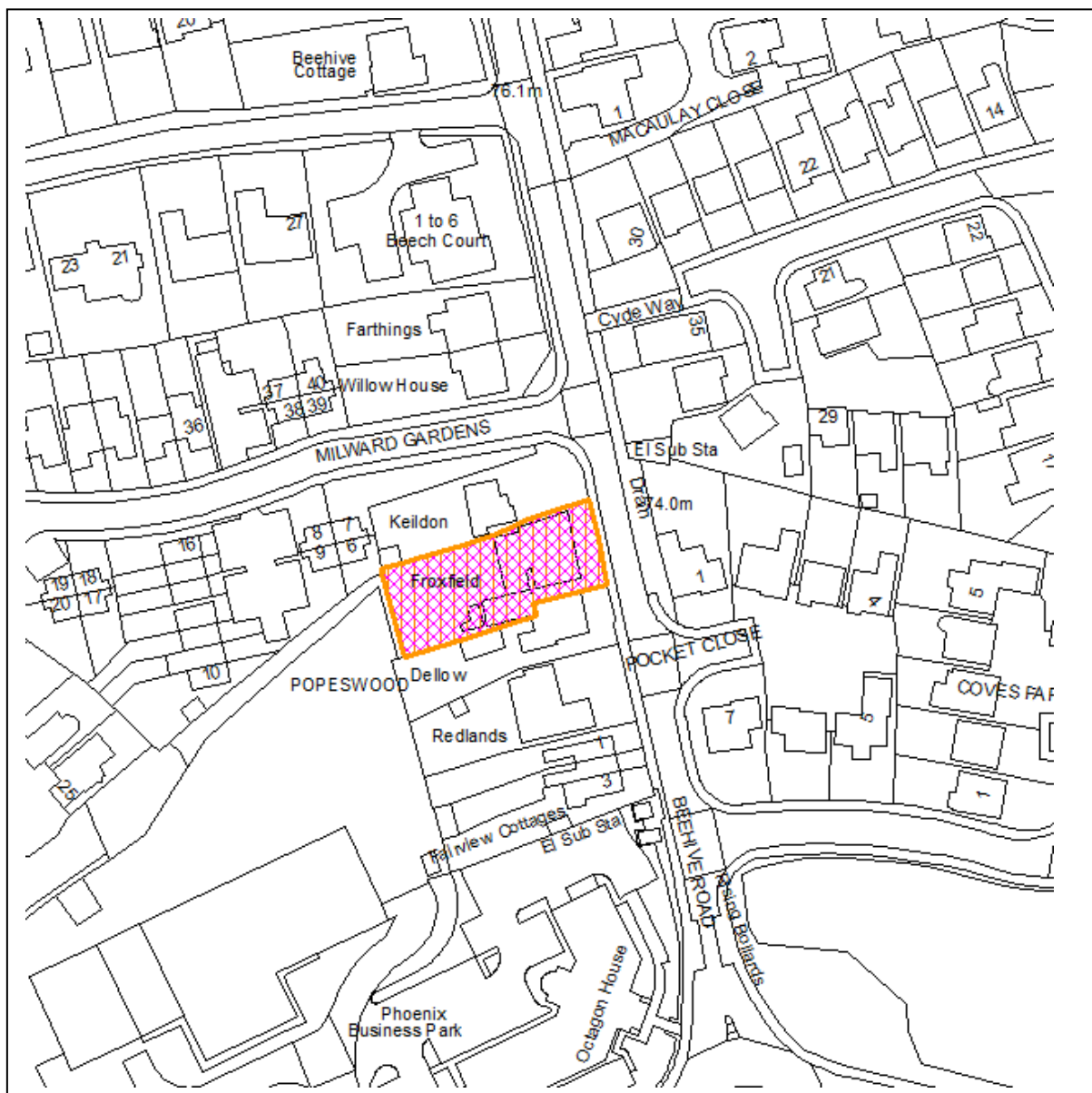
Applicant: Mr Steven Langridge

Agent: (There is no agent for this application)

Case Officer: Olivia Jones, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

**Site Location Plan** (for identification purposes only, not to scale)



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 Full planning permission is sought for the erection of a first floor side and rear extension with front porch, first floor side window and enlargement of single storey front roof. This application is retrospective.
- 1.2 This application is a resubmission of approved planning permission 20/00702/FUL which incorporates the following changes:
- Change from a stepped east elevation to a straight elevation
  - Increased projection to the front by 1 metre
- 1.3 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the streetscene or the character and appearance of the area or highway safety. The relationship with adjoining properties is considered acceptable.

<b>RECOMMENDATION</b>
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Planning permission be granted subject to conditions in Section 11 of this report
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### **2. REASONS FOR REPORTING THE APPLICATION TO PLANNING COMMITTEE**

- 2.1 The application has been reported to the Planning Committee at the request of Councillor Bhandari due to concerns regarding the impact on residential amenity.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
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Within Defined Settlement
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- 3.1 Froxfield is a two storey building. The first floor and rear of the ground floor are in use as a single residential dwelling, with the front of the ground floor converted from retail to residential incorporated into the existing dwelling.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 The relevant planning history is summarised as follows:

605083

Erection of single storey side and rear extension forming enlarged living/ dining room and new garage.

Approved 1980

609148

Single storey front extension forming enlarged shop.

Approved 1984

614690

Single storey front extension to shop. Single storey rear extension forming kitchen and single storey side/rear extension forming garage, in connection with living accommodation.

Approved 1989

20/00500/PAV

Prior Approval application for change of use from shop (A1) to residential dwelling (C3)  
Approved 2020

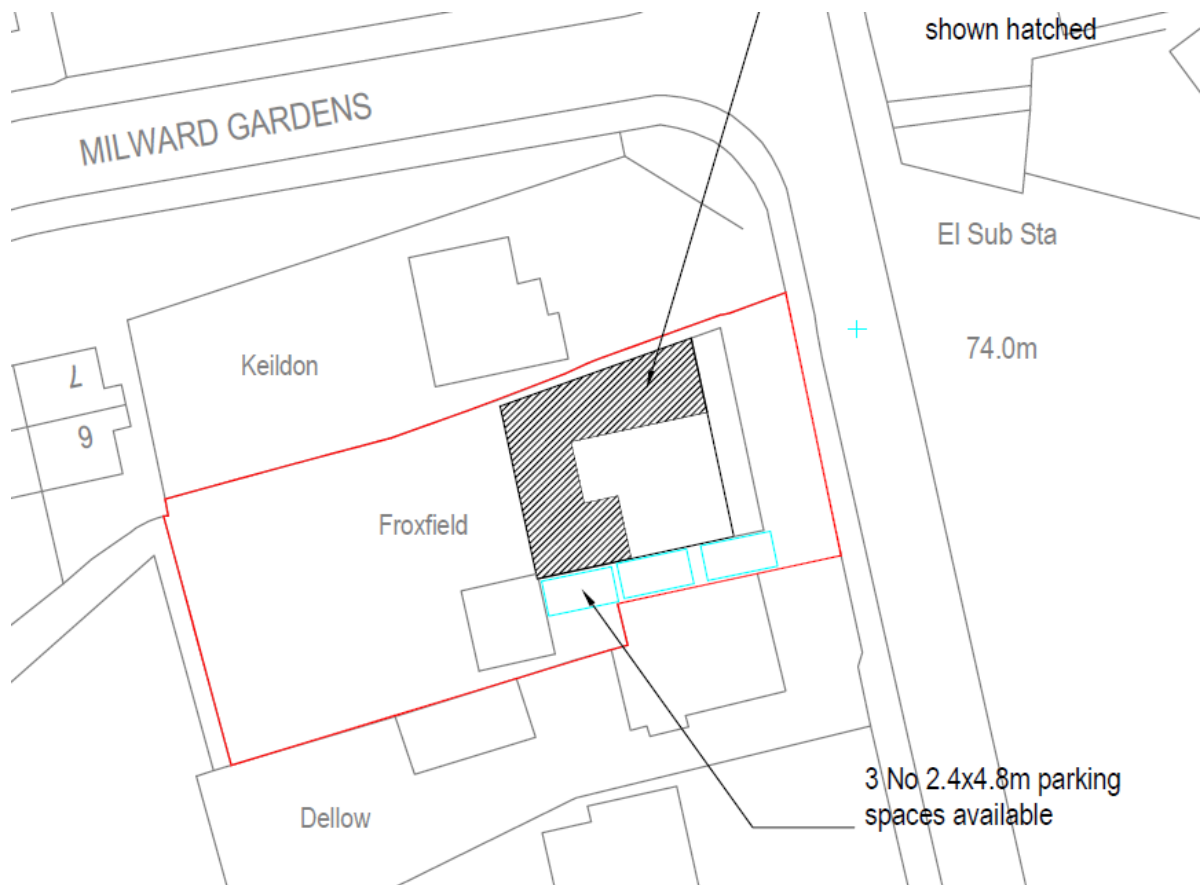
20/00702/FUL

Erection of a first floor side and rear extension with front porch, first floor side window and enlargement of single storey front roof.

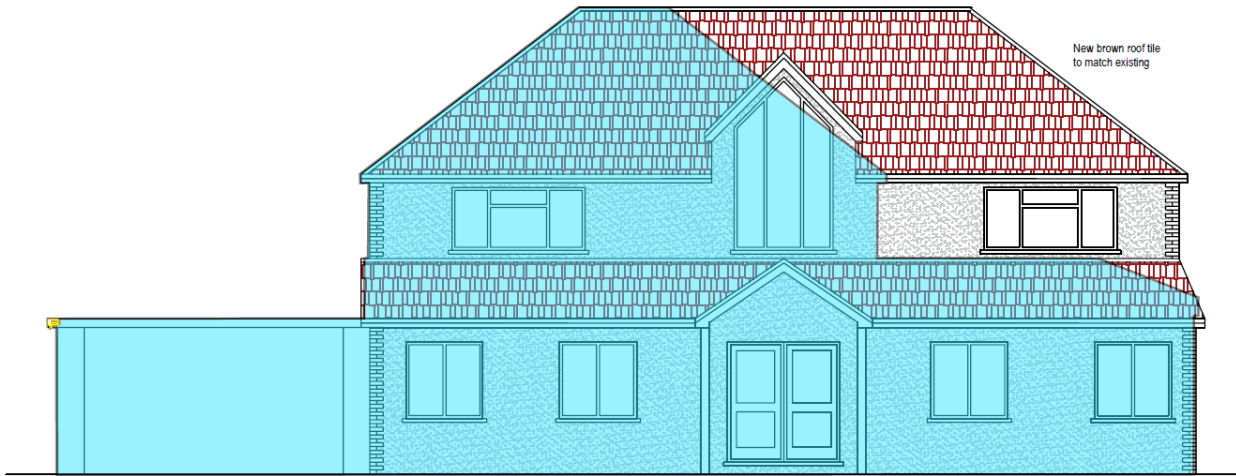
Approved 2020

## 5. THE PROPOSAL

- 5.1 The proposed extension is sited on the footprint of the existing ground floor. It has a maximum depth of approximately 13.5 metres, and a maximum width of approximately 12 metres. The extension is not taller than the existing maximum ridge height at approximately 7.9 metres tall.
- 5.2 The extension projects past the front elevation of the property to the north, Keildon, by approximately 8.4 metres. There is a minimum separation distance of approximately 1.45 metres between the two properties at the closest point.
- 5.3 The extension projects past the rear of the property to the south, Dellow, by approximately 5 metres. There is a minimum separation distance of approximately 2.65 metres between the two properties at the closest point.

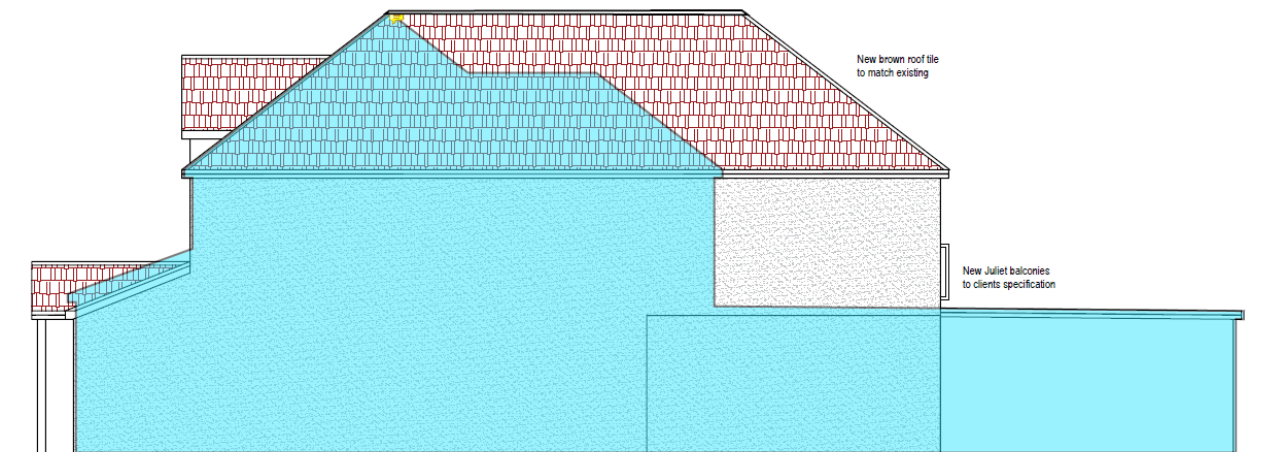


5.4 The following plans show the proposed front and side elevation facing Keildon with the outline of the original dwelling highlighted in blue:



Proposed Front Elevation

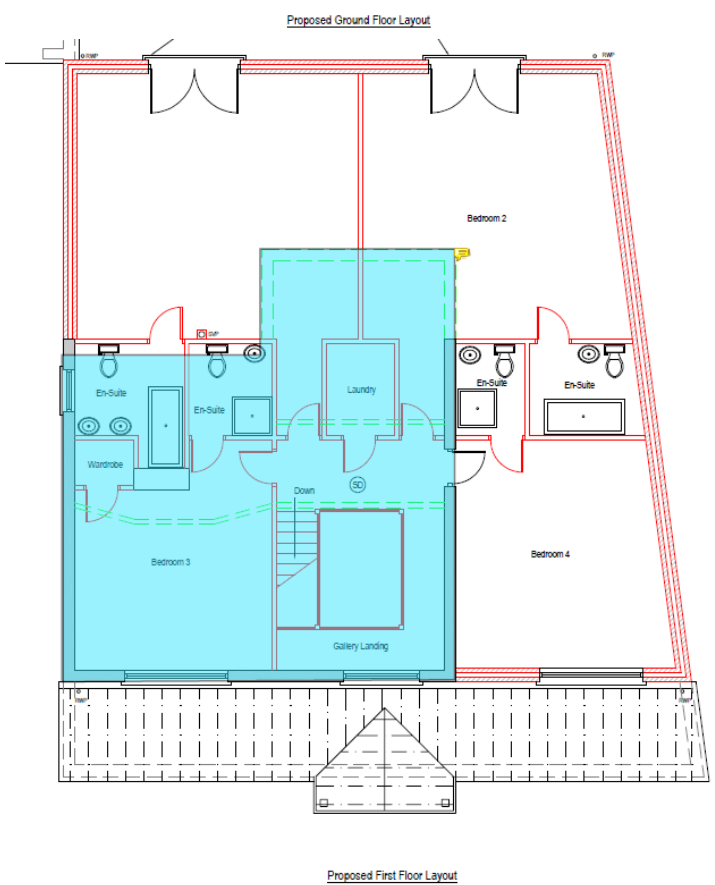
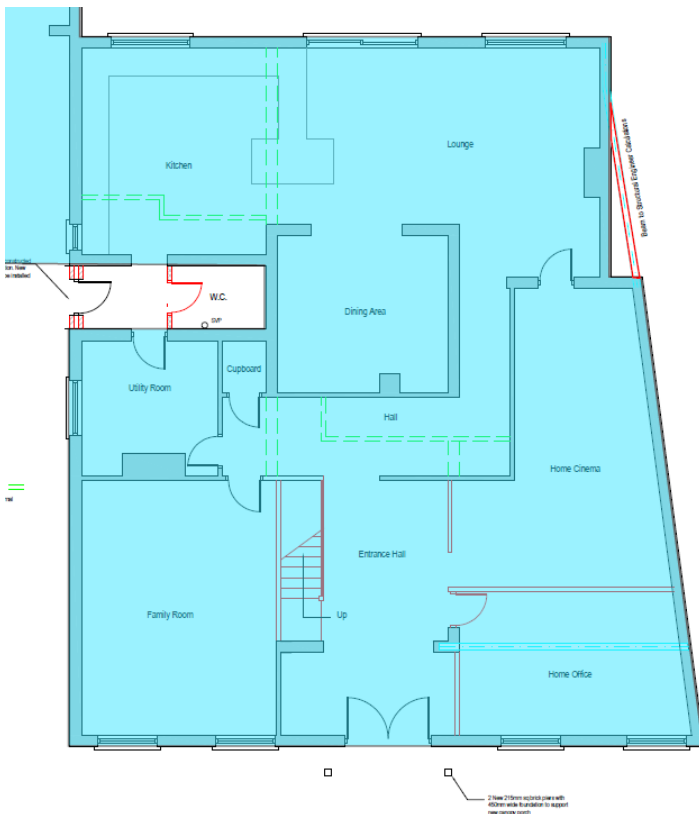
New monochrome render finish to clients specification



Proposed Side Elevation

New monochrome render finish to clients specification

5.5 The following plans illustrate the proposed floor plans, with the original floor plans highlighted in blue:



## 6. REPRESENTATIONS RECEIVED

### Binfield Parish Council

6.1 Objection on the following grounds:

- (i) Overbearing and unneighbourly
- (ii) Would result in considerable loss of light to neighbouring property

### Other Representations

6.2 Five letters of objection has been received raising the following concerns:

- Overbearing concerns
- Overlooking concerns
- Overshadowing concerns
- The development has resulted in a loss of amenity to the occupants of the surrounding dwellings
- The development appears overly dominant and out of character
- Insufficient parking and highway safety concerns

Any further comments received shall be reported in the supplementary report.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority

7.1 No objection to planning permission 20/00702/FUL.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Design and Character (including heritage)	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved policies EN1, EN2, EN20 and EN25 of BFBLP	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPDs)</b>		
Design (2017)		
Parking Standards (2016)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF)		
Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- (i) Principle of the Development
- (ii) Impact on the character and appearance of the area
- (iii) Impact on residential amenity
- (iv) Highway safety consideration

### **i. Principle of Development**

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CS2 of the CSDPD states that development will be permitted within defined settlements. This is provided that the development is consistent with the character, accessibility and provision of infrastructure and services within that settlement. The above policy is considered to be consistent with the NPPF, and as a consequence is considered to carry significant weight.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area etc.

### **ii. Impact on Character and Appearance of Surrounding Area**

9.4 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.5 The application site is located on Beehive Road. There is little architectural consistency within the streetscene, with a variety of materials and house designs found within the area, and an irregular building line.

9.6 The dwelling is sited between 2no. two storey dwellings, and the extension does not increase the existing ridge height of the dwelling. The building maintains the hipped roof style, and the materials are similar to those found in the surrounding area. The extensions are therefore considered in keeping with the host dwelling, and not considered out of keeping with the surrounding area given the existing architectural variety.

9.7 Only a porch installed on the front elevation has enlarged the footprint of the building, with the remaining extensions contained to the existing building footprint. The separation distance to Keildon to the north is approximately 1.45 metres, and the separation distance to Dellow to the south is approximately 2.65 metres. The resulting dwelling is considered to fit comfortably in the application site, and the separation distance to the neighbouring properties is sufficient to avoid an appearance of overdevelopment of the site.

### **iii. Impact on Residential Amenity**

9.8 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 127 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.

### Overlooking Impacts

- 9.9 One first floor side window is shown in the side elevation facing south. In order to ensure the development would not enable unacceptable overlooking from the side elevations it is recommended that this window and any future upper storey side windows are restricted by condition.
- 9.10 A first floor window is also shown on the front elevation. Froxfield is set further forward than Keildon, and therefore the front window does not overlook the private rooms or private garden areas of Keildon. The front window is no closer to the highway than the existing front window, and it is therefore considered that this window does not enable increased overlooking opportunities to the property facing the application site (1 Pocket Close).
- 9.11 Two first floor windows are shown in the rear elevation. There are no windows serving habitable rooms on the side elevation of Keildon and, given the rear windows are at an oblique angle to the rear garden of Keildon, it is not considered that the rear facing windows significantly overlook the rear garden of this property.
- 9.12 The rear windows project past the rear elevation of Dellow and, given the oblique angle to this property, it is not considered these windows significantly overlook this property or its garden.
- 9.13 There is a separation distance of approximately 23 metres from the rear elevation to the rear boundary which is considered sufficient to avoid any unacceptable overlooking impacts to the rear.

#### Overbearing Impacts

- 9.14 The development would be separated from the side elevation of Keildon by approximately 1.45 metres and Keildon has no side windows serving habitable rooms facing the application site. The development is set approximately 4 metres behind the rear elevation of Keildon. Given this relationship it is not considered the development would be unduly overbearing to the rear or side elevations of Keildon.
- 9.15 The development projects past the front elevation of Keildon by approximately 8.4 metres at first floor level. It is acknowledged that this is a significant projection, however this enlargement would primarily impact users of Keildon's driveway. The driveway of Keildon is not screened from public view and is therefore not the primary outdoor space used by the occupants of Keildon for private outdoor enjoyment. It is not considered that any overbearing impacts on the driveway would result in sufficient detrimental impacts to warrant a refusal.
- 9.16 The existing relationship between the properties is not considered to be significantly worsened, given the development does not increase the footprint of the dwelling (other than the single storey porch) and the roof is hipped to reduce the impact of the proposal. The nearest fenestration on Keildon on the front elevation serves a garage at ground floor level and a bathroom at first floor level. As these are non-habitable rooms any overbearing impacts on the views from these rooms would not be considered sufficient to refuse the application.
- 9.17 The development projects past the rear elevation of Dellow by approximately 5 metres. There is a separation distance of approximately 5.75 metres between the development and the garden boundary of Dellow. This separation distance is considered sufficient to ensure the development does not have an unduly overbearing impact on the private enjoyment of Dellow and its garden.

#### Overshadowing Impacts



- 9.18 There are no side windows on Keildon serving habitable rooms on the elevation facing the application site that are overshadowed by the development. As the development is set behind the rear elevation of Keildon there is no loss of light to the habitable rooms with windows facing the rear elevation.
- 9.19 The BRE SLPDS is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light. A 45 degree line is drawn on the vertical plane from (in the case of a pitched roof) the midpoint of the roof towards this window. Then a 45 degree line is drawn on the horizontal plane from the end of the extension towards the window wall. If the centre of the window lies on the extension side of both of these 45 degree lines, it would be considered that the development would result in an adverse impact on the property with regards to loss of light.
- 9.20 On the front elevation the nearest first floor window of Keildon serves a bathroom, followed by the hallway, with the only window serving a habitable room (a bedroom) at the furthest (northern) end of the front elevation. At ground floor level the nearest room is a garage followed by the entrance hall with the only window serving a habitable room (the living room) at the furthest (northern) end of the front elevation.
- 9.21 The loss of light assessment set out above determined that, given the separation distance between the proposed development and the nearest window serving habitable rooms, there would not be a sufficient overshadowing impact to be considered unacceptable.
- 9.22 The BRE SLPDS advises that the centre point of outdoor spaces receive at least 2 hours of light on 21<sup>st</sup> March. This test has been undertaken, and it has been determined that, given the size of Keildon's front garden, and the hipped roof of the extension, the levels of daylight would not be significantly impacted by the development. Keildon's rear garden would not be affected by overshadowing due to the orientation of the properties.
- 9.23 There are no side windows on Dellow serving habitable rooms, and therefore the development does not result in an unacceptable loss of light to this property. The application site is located to the north of Dellow, and therefore the proposal would not cause increased overshadowing to this property or its private amenity space.

#### **iv. Transport and Highways Considerations**

- 9.24 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy states that the standards set out in the Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016 (SPD) can be applied flexibly in certain circumstances.
- 9.25 The dwelling would require 3 off street parking spaces to meet the requirement of the parking standards. Three driveway spaces can be provided to the side of the dwelling, and it is recommended that these are secured by condition. A garage is also shown on the submitted plans which could be used for the storage of bicycles.

## **10. CONCLUSIONS**

- 10.1 It is considered that the development is acceptable in principle and does not result in an adverse impact on the character and appearance of the surrounding area, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore

considered that the development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, BFBC SPDs and the NPPF.

## 11. RECOMMENDATION

11.1 That the Assistant Director: Planning be authorised to **APPROVE** application 21/00573/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

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

Location and Block Plans – Received 29.06.21  
Proposed Ground Floor Layout – Received 04.06.21  
Proposed First Floor Layout – Received 04.06.21  
Proposed Roof Layout – Received 04.06.21  
Proposed Front and Side Elevations – Received 02.07.21  
Proposed Rear and Side Elevations – Received 02.07.21

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

02. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall be as follows:

Walls: White monocouche render with red face brick slip features  
Roof: Brown tile and flat roof constructed of materials similar in appearance to materials on the existing dwelling  
Windows and Doors: Similar in appearance to those found on the existing dwelling

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

03. Notwithstanding that shown on the approved plans the first floor side window hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]

04. 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 or 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) or the parts of the window, opening or enlargement which are clear glazed 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 Policies: BFBLP EN20]

05. The development hereby approved shall not be occupied until the associated car parking has been provided in accordance with the approved drawing. The spaces shall thereafter be retained for the parking of vehicles.

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.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

06. The eastern entrance to the garage shown on the approved plans shall be open and unobstructed at all times, and no garage door (other than that shown on the approved plans) or other means of enclosing the garage shall be installed.

REASON: In order to provide adequate space for car parking.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

07. The development hereby approved shall not be occupied until 4 secure and covered cycle parking spaces have been provided in the garage shown on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

- (1) Approved plans
- (2) Materials
- (3) Side window
- (4) Future windows
- (5) Parking
- (6) Garage door
- (7) Cycle parking

03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

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