

Notice of Meeting

Planning Committee

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

Thursday 21 April 2022, 7.30 pm

**Council Chamber - Time Square, Market Street, Bracknell, RG12
1JD**



Agenda

Item	Description	Page
1.	Apologies for Absence	
	To receive apologies for absence.	
2.	Minutes	3 - 14
	To approve as a correct record the minutes of the meeting of the Advisory Committee held on 24 March 2022.	
3.	Declarations of Interest	
	<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.	Urgent Items of Business	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

Planning Applications

(Assistant Director of Planning)

EMERGENCY EVACUATION INSTRUCTIONS

If you hear the alarm, leave the building immediately. Follow the green signs. Use the stairs not the lifts. Do not re-enter the building until told to do so.

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.	21/00092/COND Land At Tilehurst Lane, Tilehurst Lane, Binfield, Bracknell, Berkshire	19 - 26
	Details pursuant to conditions 25 (External Lighting) & 26 (Lighting Design for Biodiversity) of planning permission 18/00758/FUL (APP/R0335/W/19/3231875).	
6.	21/01052/FUL 18 Heath Hill Road, North Crowthorne, Berkshire RG45 7BX	27 - 42
	Proposed conversion of existing residential care home to form 8no. flats (2x1 bed, 5x2 bed and 1x3 bed), including external alterations.	
7.	21/01090/FUL Abbey House, Grenville Place, Bracknell, Berkshire	43 - 58
	Erection of an additional third floor storey to the existing building together with extension at second floor level to create a further six residential units (4 x 2 bedroom and 2 x 1 bedroom) and ancillary development.	
8.	21/01181/3 Perry Oaks, Bracknell, Berkshire	59 - 64
	Proposed conversion of grass area into 3 parking spaces.	

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

Published: 11 April 2022

EMERGENCY EVACUATION INSTRUCTIONS

If you hear the alarm, leave the building immediately. Follow the green signs. Use the stairs not the lifts. Do not re-enter the building until told to do so.

**PLANNING COMMITTEE – ADVISORY
MEETING
24 MARCH 2022
6.30 - 9.50 PM**



Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), Dr Barnard, Bidwell, D Birch, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs McKenzie-Boyle, Mossom, Skinner and Virgo

Apologies for absence were received from:

Councillors Angell, Brown, Mrs Mattick and Mrs McKenzie

Also Present:

Councillors Turrell

119. Minutes

The minutes of the meeting held on 24 March 2022 were approved as a correct record.

120. Declarations of Interest

There were no declarations of interest.

121. Urgent Items of Business

There were no urgent items of business.

122. PS 21/00361/PARC - Lavenir, Opladen Way, Bracknell, Berkshire

Prior Notification requirement under Class AA of Part 20 of the GPDO for a two storey roof extension to form 42 apartments.

The Committee noted:

- The comments of Bracknell Town Council recommending refusal as detailed in the agenda.
- The 56 representations received as summarised in the agenda.
- The submissions from the two public speakers that 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.

123. PS 21-00250-OUT Bracknell Town Football Club, Larges Lane, Bracknell, Berkshire, RG12 9AN

Outline application including access, appearance, layout and scale for demolition of existing dwelling and sports buildings and erection of 126 apartments with associated parking.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal as detailed in the agenda.
- The 44 representations received as summarised in the agenda.
- The petition received containing 16 signatures.
- The submissions from the two public speakers that 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.

124. **19/00076/FUL Land Rear Of Grange Cottages, (Long Copse) Binfield Road, Binfield, Bracknell, Berkshire**

Change of use from woodland to public open space with associated landscaping to form an extension to the Woodhurst Park Suitable Alternative Natural Greenspace (SANG).

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal as detailed in the agenda.
- The 9 objections received as summarised in the agenda.
- The 1 letter of support received.
- The 2 additional representations of support received as detailed in the supplementary report.

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990, incorporating the following planning obligations amended, added to or deleted as the Assistant Director: Planning considers necessary in compliance with local and national planning policy and relevant legislation:-

- i. the legal mechanism for the delivery of the SANG that will meet the Quality Standards set by Natural England;
- ii. securing in perpetuity management and maintenance;
- iii. a financial contribution towards expansion of the Cabbage Hill SANG car park; and
- iv. a monitoring fee.

RECOMMENDED that The Assistant Director: Planning **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 and other submitted details:
 - Site Location Plan - SK-21732-01 (Received 24.1.19)

- SANG Management and Maintenance Plan - LLD2459-LAN-REP-001 Rev 07 (Received: 21.3.22)
- Woodland Management / Enhancement Plan - LLD1582-ECO-FIG-A (Received 01.03.22)
- Ecological Impact Assessment (dated 3rd March 2020) - LLD1582 Rev 02 (Received: 23.03.20)
- Tree Retention and Protection Plan - LLD1582-ARB-DWG-001 Rev 01 (Sheets 01 - 03) (Received: 22.02.21)
- Existing Tree Schedule (dated 23rd January 2020) - LLD1582 Rev 01 (Received: 22.02.21)

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

3. No development shall commence until details of the path, gated pedestrian access, foot bridges and site signage, including details of their location, specification (e.g. size, design and materials) and construction, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to public access being permitted onto the SANG and retained thereafter.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

4. No development shall commence until a scheme for the provision of interpretation boards, including a plan or drawing showing their location, specification, construction and content, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to public access being allowed onto the SANG and retained thereafter.

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

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

5. No development shall commence until full details of boundary treatment fencing or 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 any public access to the woodland. All boundary treatments should provide for the free movement of wildlife to and from the site.

REASON: - In the interests of the visual amenities of the area, nature conservation and to safeguard Ancient Woodland

[Relevant Plans and Policies: BFBLP EN1 and EN20, CSDPD CS1 and CS7]

6. No development shall commence 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 (if required)
 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 (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

7. The development (including site clearance) shall not be begun until:-
- (i) the site has been surveyed for the presence of badgers;
 - (ii) the survey has been submitted to and approved by the Local Planning Authority; and
 - (iii) a scheme to minimise disturbance to badgers during the construction of the development, to mitigate the impact of the development upon them, and to improve their habitat

has been submitted to and approved by the Local Planning Authority.

The scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

8. The development (including site clearance) shall not begin until a scheme to mitigate the impact of the development on bats has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- i. methods to avoid killing, injury or disturbance to bats during development
- ii. the provision of temporary roosts during construction
- iii. the provision of replacement roosts
- iv. habitat management and enhancement, e.g. suitable lighting and planting appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

9. If more than 2 years elapse between the previous badger survey and the due commencement date of works, an updated badger survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: To ensure the status of badgers on site has not changed since the last survey.

[Relevant Plans and Policies: CSDPD CS1, CS7]

10. No development shall commence until a scheme for the provision of bird and bat boxes 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 scheme thereby approved shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

11. No development shall commence until a detailed scheme for the protection of the woodland beyond the approved access and path works footprint 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 all works. Details shall include the tree survey drawings showing the approved layout and the following:

- a) Proposed location of protection barriers.
- b) Illustration of the proposed protective barrier structure to be erected.
- c) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- d) All fenced off areas clearly annotated as Tree Protection Areas/Construction/Works Exclusion Zones.
- e) Notes regarding restrictions which apply to Tree Protection Areas/Construction/ Works Exclusion Zones.
- f) Note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturalist (appointed by the landowner), for the duration of all works on site (frequency to be specified), to ensure full compliance with the approved tree protection and monitoring scheme. A copy of the signed report to be forwarded to the Local Authority following each site visit.

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

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]

12. The protective fencing and other protection measures specified by condition 11 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 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 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) Raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any structures, temporary or otherwise.
- 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 the woodland or within 20 metres of the trunks of any trees.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any 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]

13. No development shall commence until a schedule of supervision/monitoring of all works, 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.
- e) Procedures for dealing with variations and incidents.

The program 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]

14. No development shall commence until a detailed site-specific Construction Method Statement for the entrance /exit gate and bridge structures into the woodland have been submitted to and approved in writing by the Local Planning Authority. Details shall be based on bridging existing ditches/ banks and avoiding any unnecessary ground works / excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying the precise locations of the proposed constructions and dimensioned proximity to existing trees.
- b) 1:200 scale layout drawing of the structures based on accurate topographical survey information for each location with clear details of the structure footprints with scaled dimensions.
- c) 1:200 scale construction profile drawings showing their relationship to the existing ditch and level contours and any proposed level changes/ grading.
- d) Detailed site-specific design and material specification for both the bridge and gates structures.
- e) Design specific implementation method statement, to include confirmation that no tracked or wheeled plant machinery is to be used.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to any public access to the woodland.

REASON: In order to alleviate any adverse impact on woodland ecology the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

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

15. No development shall commence until a detailed site-specific Construction Method Statement for the approved path route through the woodland has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on the using a non-dig methodology and natural un-contaminated materials that are conducive to the woodland environment in all areas concerned, and shall include: -

- a) An illustration on the proposed path route plans showing material specification including edging detail of the path.
- b) Location, design and material specification of vertical marker posts at regular intervals along the approved path route.
- c) Comprehensive implementation method statement to include:
 - Pegging out of entire route on site prior to installation to confirm agreed location with BFC prior to installing.

- Timing of works.
- Details of how any imported materials are to be brought onto the site and stored prior to use.
- Proposed treatment (removal/ disposal/ relocation), of any surface vegetation/ fallen stems etc prior to the laying of the approved path.

All works must be implemented using hand-held tools only (includes light mechanical wheelbarrows). No vehicles, tracked or wheeled plant machinery of any description (including mini diggers), must be used within the woodland.

No area of the woodland beyond the footprint of the approved footpath route must be used for the storage of materials or working space for the purposes of any construction.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under Arboricultural/ Ecological supervision, prior to any public access to the woodland.

REASON: In order to alleviate any adverse impact on woodland ecology, the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

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

16. No development shall commence until a detailed schedule of all proposed tree works and Rhododendron / Laurel clearance works have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) A complete set of tree survey drawings showing the approved path layout and clearly identifying the accurate locations of all trees and groups of Rhododendron/ Laurel requiring works with clear survey reference numbers.
- b) A complete schedule of proposed tree works which provide detailed specifications for each referenced tree in full accordance with BS 3998:2010 Tree works specifications (or any subsequent revision).
- c) A Tree Works Implementation method statement, including timing and any phasing of works, proposed works access route clearly marked on the submitted plans, demonstrating how the working area will be contained and consequently woodland safeguarded.
- d) A method statement for the proposed removal of all Rhododendron and Laurel, including timing of works, proposed debris extraction routes from site, as well as proposed treatment of stumps to prevent regrowth.

REASON: In order to alleviate any adverse impact on woodland ecology the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

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

17. No retained tree or hedgerow (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

REASON: In the interests safeguarding visual amenity.

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

18. All approved tree works and clearance of Rhododendron/Laurel shall be implemented in full accordance with the approved scheme by an appropriately qualified and fully insured Arboricultural contractor.

All approved works may be undertaken once only, for no other purpose than in relation to the full implementation of this planning consent and must not deviate from the approved specifications. Once carried out, no other works or repeat of the works originally approved may be undertaken without first obtaining the necessary separate, prior written consent under the Tree Preservation Order legislation from the Council.

No fires must be lit within 20 metres of the site and no chemicals used or stored on site at any time.

Where feasible, all dead trees specified for felling as part of the approved schedule of tree works shall leave standing stems approximately 3 metres in height above ground level as standing habitat unless otherwise specified in the approved schedule of works.

No tree logs, felled or fallen stems, tree stumps or deadwood shall be removed from the woodland as a part of these works. All such debris shall be cut as necessary and stacked in small, neat habitat piles on site clear of the approved footpath route - does not apply to Rhododendron or Laurel removal.

All works must be undertaken using hand tools only. Under no circumstances must tracked/ wheeled machinery or vehicles of any other description be brought onto or parked on the site at any time. The only exception to this may be the use of a small self-propelled wood-chipper not exceeding 1.5 tonnes, to be approved as part of the tree works implementation, with appropriate ground protection underneath whilst within the woodland.

The standard of all works must as minimum, be in full accordance with British Standard 3998 -2010 Tree works specifications (or any subsequent revision).

REASON: In order to alleviate any adverse impact on the woodland ecology, the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

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

19. No development shall commence until details of the proposed clearance of all rubbish and artificial structures within the woodland has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) A complete set of site drawings showing the location of all areas where artificial structures are to be removed and proposed extraction route to remove debris from site
- b) Method statement for the proposed removal of artificial structures and debris.
- c) Timing of works

Use of /access of this woodland by vehicles, plant machinery etc to remove debris is strictly not permitted without the prior written consent of the Local Planning Authority.

All works shall be implemented in full accordance with the approved scheme.

REASON: In order to alleviate any adverse impact on the woodland ecology, the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

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

125. **21/00440/REM North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD**

Reserved matters application for the residential development of 19 no. dwellings (including affordable housing) including associated open space and landscaping following demolition of existing buildings, structures and hardstanding (following approval of 17/00656/OUT and subsequent s73 application 21/00427/FUL).

The outline application was not EIA development.

The Committee noted:

- The supplementary report tabled at the meeting.
- The representations of Warfield Parish Council as detailed in the agenda.
- That Winkfield Parish Council made no comment.
- The 4 letters of representation received as summarised in the agenda.

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

- Thames Basin Heaths Special Protection Area mitigation.
- Amendment to the adoptable area of roads.

RECOMMENDED that the Assistant Director: Planning **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 carried out only in accordance with the following approved plans received by the Local Planning Authority :

08 June 2021:

20041 - P113 (Plot 5 Plans and Elevations)
20041 - P120 (Plots 17 and 18 Plans and Elevations)
Landscape Management Plan April 2021 7524.LMP.001

03 November 2021:

20041 - P122 A (Plots 8 and 9 Plans and Elevations)
20041 - P123 A (Plot 10 Plans and Elevations)
20041 - P124 (Plots 12 and 13 Plans and Elevations)

12 January 2022:

20041 - P118 (Plot 1 Plans and Elevations)
20041 - P125 D (Plot 14 Plans and Elevations)
20041 - P130 A (Garages and Car Barns)

13 January 2022:

7524.PP.1.0 Rev D Landscape Planting Plan

08 February 2022:

20041 - P101 Rev H (Proposed site plan, ground level)
20041 - P102 Rev S (Proposed site plan, roof level)
20041 - P111 Rev A (Plot 2 Plans and Elevations)

20041 - P112 Rev A (Plots 3 and 4 Plans and Elevations)
20041 - P114 Rev B (Plots 6 and 11 Plans and Elevations)
20041 - P119 Rev A (Plots 15 and 16 Plans and Elevations)
20041 - P121 B (Plot 7 Plans and Elevations)
20041 - P126 Plot 19 (Floor Plan and Elevations)
20041 - SK105 Rev F Street Scene

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

02. No development above slab level shall take place until samples of the materials to include bricks, tiles, and surface 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. No part of the development shall 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 in full for each dwelling approved in this permission before its occupation.

REASON: In the interests of the privacy of future occupants.

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

04. Notwithstanding Conditions 20 and 21 of permission 17/00656/OUT (as amended by any subsequent S73 permissions):
- (a) Within the double garages hereby approved an area of at least 6.0m in length (from the vehicular door) by 3.5m in width shall be retained for the parking of a car at all times and an area of at least 1.5m by 3.5m shall be retained for the secure, covered storage of cycles.
 - (b) The car ports and car barns hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.
 - (c) For dwellings with a cycle store in the rear garden, no such dwelling shall be occupied until details of the cycle store, providing at least one secure, covered cycle parking space per bedroom within the associated dwelling has been submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall not be occupied until the cycle parking has been provided in accordance with the approved details;
 - (d) No dwelling shall be occupied until details of electric vehicle charging infrastructure with a minimum output of 7kW per space which will be provided for the parking spaces marked with a purple, green and red circle on the approved plans comprising at least 20% (1 in 5) of the parking spaces within the development as a whole have been submitted to and have been approved in writing by the Local Planning Authority. The approved electric vehicle charging infrastructure shall

be provided in accordance with the approved details and shall be maintained in working order and be retained thereafter.

REASON: To ensure that the development is provided with adequate car and cycle parking, to prevent the likelihood of on-street parking which could be a danger to other road users, and to encourage travel by sustainable alternative modes of transport.

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

05. 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]

CHAIRMAN

This page is intentionally left blank

**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
21st April 2022**

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

		Case Officer	Reporting Officer
5	<p>21/00092/COND Land At Tilehurst Lane Tilehurst Lane Binfield (Binfield With Warfield Ward) Details pursuant to conditions 25 (External Lighting) & 26 (Lighting Design for Biodiversity) of planning permission 18/00758/FUL (APP/R0335/W/19/3231875). Recommendation: Approve.</p>	Jo Male	Jo Male
6	<p>21/01052/FUL 18 Heath Hill Road North Crowthorne Berkshire (Crowthorne Ward) Proposed conversion of existing residential care home to form 8no. flats (2x1 bed, 5x2 bed and 1x3 bed), including external alterations. Recommendation:</p>	Sarah Fryer	Basia Polnik
7	<p>21/01090/FUL Abbey House Grenville Place Bracknell (Wildridings And Central Ward) Erection of an additional third floor storey to the existing building together with extension at second floor level to create a further six residential units (4 x 2 bedroom and 2 x 1bedroom) and ancillary development. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Katie Andrews	Jo Male
8	<p>21/01181/3 Perry Oaks Bracknell Berkshire (Bullbrook Ward) Proposed conversion of grass area into 3 parking spaces. Recommendation: Approve.</p>	Emma Sibley	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:

Application No.
21/00092/CON
D

Ward:
Binfield With Warfield

Date Registered:
1 July 2021

Target Decision Date:
26 August 2021

Site Address:

**Land At Tilehurst Lane Tilehurst Lane Binfield
Bracknell Berkshire**

Proposal:

Details pursuant to conditions 25 (External Lighting) & 26 (Lighting Design for Biodiversity) of planning permission 18/00758/FUL (APP/R0335/W/19/3231875).

Applicant:

Burrington Estates

Agent:

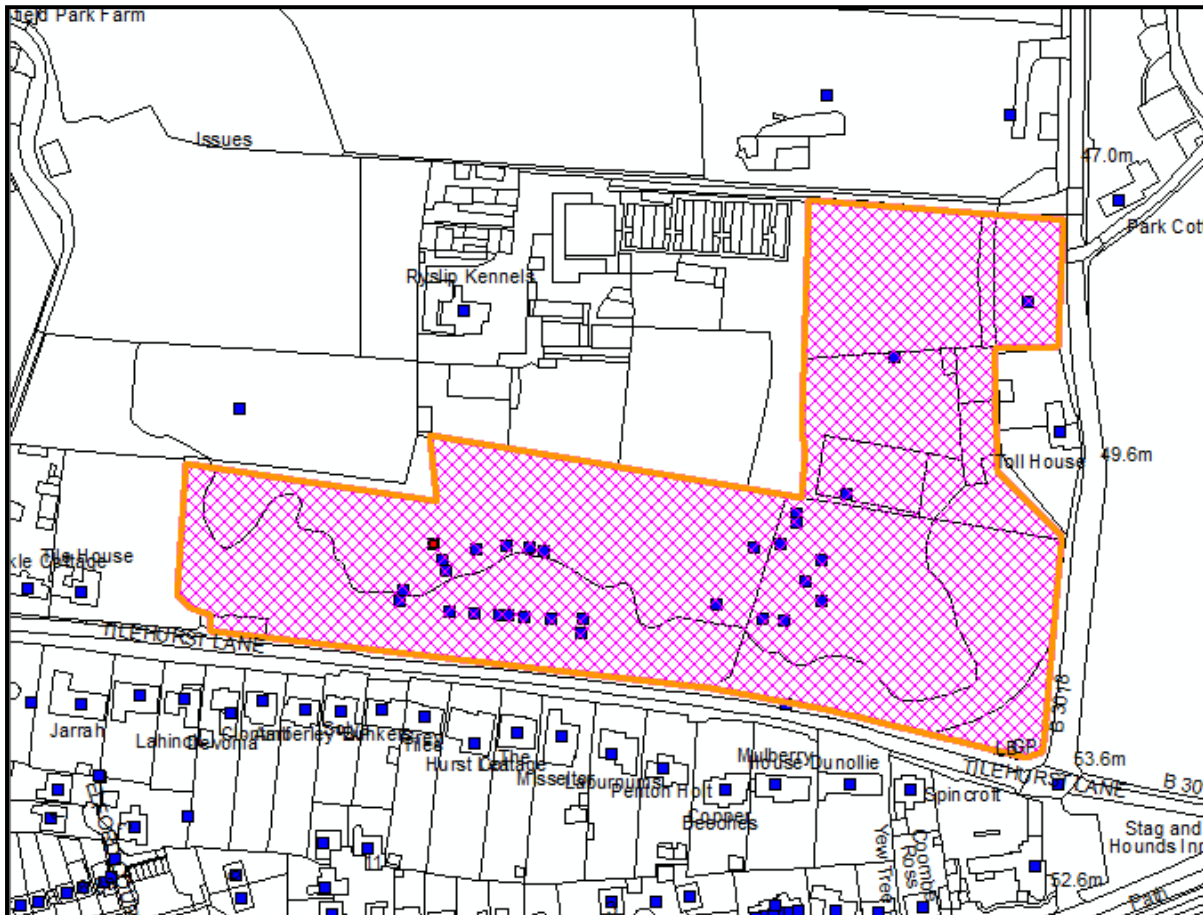
(There is no agent for this application)

Case Officer:

Jo Male, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 The application submits details of external lighting pursuant to conditions 25 and 26 of planning permission 18/00758/FUL which was allowed on appeal. This permitted the erection of fifty-three dwellings, (including thirteen affordable houses), together with open space, landscaping and vehicular and pedestrian access from Tilehurst Lane.

1.2 The details are considered acceptable. The submitted scheme provides an appropriate level of lighting to ensure pedestrian and highway safety and would have an acceptable impact in terms of the character and appearance of the surrounding area, the amenities of adjoining residential occupiers, and biodiversity.

RECOMMENDATION
The submitted details be APPROVED as 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 because it has received more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Countryside
Located between 5 - 7km of the Thames Basin Heaths SPA
Trees predominately to the front (southern) and eastern boundaries of the property are subject to TPO 1172
Buildings within the vicinity of the site are listed

3.1 The site extends to 3.35ha and lies to the north of Tilehurst Lane and west of Church Lane. The site is roughly L-shaped with the northern boundary abutting Ryslip Kennels and its eastern edge bounded by the curtilage of a two storey dwelling known as Toll House, and Church Lane.

3.2 To the west lies Tile House, a Grade II Listed building. The site's southern boundary abuts Tilehurst Lane. A tree preservation order covers individual trees and groups of trees lying on the site to the north of Tilehurst Lane and close to Church Lane, south of Toll House (TPO 1172 refers).

3.3 The site lies to the north of the eastern extent of Binfield village. Residential properties front on to Tilehurst Lane opposite the application site with The Stag and Hounds PH, a listed building, at the eastern end of the lane close to the site's south-eastern corner.

4. RELEVANT SITE HISTORY

4.1 In October 2019, planning permission was granted on appeal for the erection of fifty three dwellings, (including thirteen affordable houses), together with open space, landscaping and vehicular and pedestrian access at land at Tilehurst Lane, Binfield (LPA ref: 18/00758/FUL).

5. THE PROPOSAL

5.1 This application seeks the approval of details submitted pursuant to conditions 25 and 26 of planning permission 18/00758/FUL which relate to external lighting (Condition 25) and an External Lighting Strategy for Biodiversity (Condition 26).

5.2 Condition 25 states:

No development above slab level shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

Condition 26 states:

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 external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with the details provided in respect of Condition 23, or in 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:

- i) 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
- ii) 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 without prior consent from the Local Planning Authority

5.3 The Inspector indicated that conditions requiring the submission of details of lighting prior to work commencing on site were required to protect the character and appearance of the area and ensure that habitats of birds and bats are protected.

5.4 A single external lighting scheme has been submitted pursuant to Conditions 25 and 26, which takes into account the impact of the lighting on biodiversity.

5.5 It is intended that the main access roads and associated footpaths through the site, linking Tilehurst Lane to the central area of open space/play area be adopted. Accordingly, the proposed lighting for these areas accords with the Council's standards and shows 5m high galvanised steel lighting columns along these access routes. All

light fittings would be LED lanterns fitted with internal rear louvres in order to limit light spill and all would be constructed to adoptable standards using dimmable electronic drivers.

- 5.6 In relation to those areas which are not to be adopted, low-level bollard lighting will be provided. These would also incorporate rear shields in order to reduce the amount of light spill within the site.
- 5.7 The submitted drawing shows lux contours which indicate the spill of light from a specific luminaire. Luminance of 1 lux is considered to be equivalent to full moonlight.

6. REPRESENTATIONS RECEIVED

6.1 Six letters of representation have been received raising the following material considerations:

- Scheme fails to provide appropriate and reasonable lighting which reflects the rurality of Tilehurst Lane and which was offered by the developer at the various appeal hearings
- Lighting scheme should minimise light pollution and reduce general visibility of lighting from Tilehurst lane
- Bats are a particular feature of the site and any lighting plan needs to be sensitive to their needs
- Scheme should be amended so that all light columns have shields to direct light away from Tilehurst lane [Officer Note: Amended plans have been submitted which show rear shields to be fitted to all light fixtures].
- Previously stated at appeals that lighting on pedestrian footpaths not running adjacent to roads should be low bollard-style lights
- New planting is not indicated on lighting plan and should be shown as to how it can limit adverse impact on Biodiversity. [Officer Note: A landscaping scheme has been approved under application 21/00030/COND and the proposed lighting scheme has been considered within the context of this approved scheme].
- BFC has the right to control the lighting including details of lighting units, levels of illumination and hours of use so scheme should be amended to be more appropriate to edge of countryside location [Officer Note: The scheme provides lighting which meets the Council's standards for adopted highways which will be dimmed in accordance with the timings identified in the Highway Lighting Engineer's advice set out later within this report].
- The luminaires proposed use 4000k luminaire whereas the ecological report recommends 'a warm, white spectrum (ideally 2,700k)'.
- No dark corridor for the eastern half of the plan where there are three 5m unshielded street lamps within 5 metres of the tree line along Tilehurst Lane [Officer Note: The amended plans address this point].
- No consideration given to increased spacing on street lighting
- Motion sensors not included

7. SUMMARY OF CONSULTATION RESPONSES

Highway Lighting Officer

Confirms that the lighting column positions show on the revised plan are consistent with those being approved under the s38 Highway Adoption Agreement.

Highway Officer

No objection.

Biodiversity Officer

No objection.

8. DEVELOPMENT PLAN

8.1 The Development Plan for the Borough includes the following:

Site Allocations Local Plan (2013) (SALP)

Core Strategy Development Plan Document (2008) (CSDPD)

'Saved' Policies of the Bracknell Forest Borough Local Plan (2202) (BFBLP)

'Retained' Policies of the South East Plan (2009) (SEP)

Bracknell Forest Policies Map (2013)

The application site also lies within the designated Binfield Neighbourhood Plan area such that the Binfield Neighbourhood Plan (2016) also applies.

9. PLANNING CONSIDERATIONS

9.1 The proposed lighting has the potential to impact upon the character and appearance of the area, the amenities of adjoining residents, and biodiversity. Policy EN20 of the BFBLP requires development not to adversely affect the amenity of surrounding properties and the adjoining area and Policy CS1 of the CSDPD requires development to protect and enhance biodiversity.

9.2 The submitted scheme has been amended since its original submission in order to ensure the minimum level of lighting is provided which is compatible with highway and pedestrian safety. As now proposed, the scheme shows all areas to be adopted, would be lit in accordance with the Council's standards, with the remaining areas lit with low level bollards. The Council's Highway Lighting Engineer has confirmed that it would be inappropriate to use bollard lighting in adoptable areas as it is not possible to achieve the required lighting standard using them. Furthermore, these types of bollards are costly and would impose a significant maintenance burden/liability on the Council.

9.3 The following information is provided by the Lighting Engineer in terms of the visual impact of the lighting from the LED luminaires sited on 5m high columns which are shown for the adoptable areas:

'The LED luminaires these days are excellent at controlling the spill of light rear and upward light spill. Our standard prevents any upward light spill entirely by installing with no lantern tilt in Bracknell. We are one of the only boroughs that do this, most use 5 degrees as a minimum. The rear spill emitted is so well controlled it is negligible and debateable whether or not shields are actually required however in Bracknell I specify this to remove any risk entirely by installing them.

For some idea 2 lux of rear spill is the limit of where things can be considered obtrusive enough to take action through windows. The rear spill of this type of luminaire and height of column emits around 6m back of post at 100% light output (We will be dimming or starting at 70% output to achieve the recommended

standards for this scheme for info so this distance will be even less from the offset so in actual fact the 2 lux line will be about 5m back of post).

By installing an internal rear shield BL1 at 100% light output the 2 lux line moves to around 3m. Lastly its worth mentioning that the lighting will dim throughout the night from 70% in this case down to 35% further reducing any light spill.

Time	% of Light Output
06:00 – 20:00	70%
20:00	49%
22:00	35%
05:00	49%
06:00	70%

Impact upon Character and Appearance of the Site

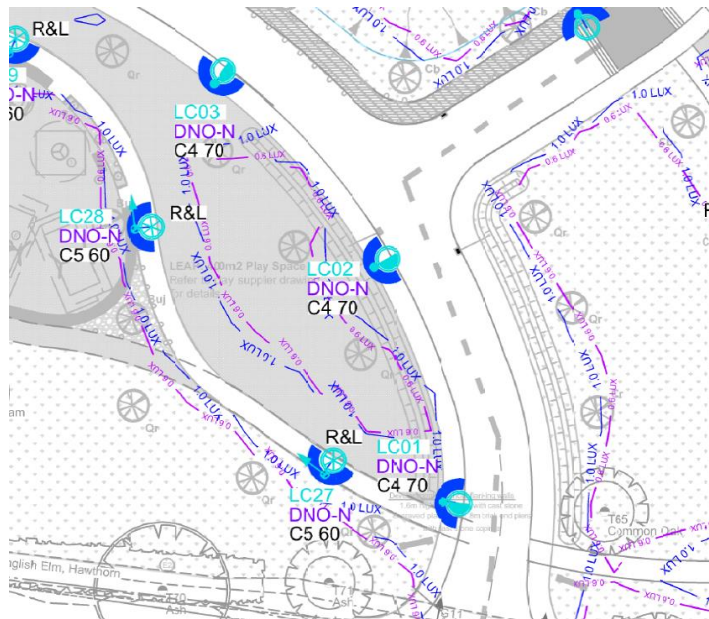
- 9.4 The site is an edge of settlement location within a semi-rural location. In allowing the appeal and granting permission for 53 dwellings on this site, the Inspector acknowledged that the development would cause some harm to the rural setting of Binfield as a result of a number of factors, including lighting, commenting at para. 54 of the decision letter as follows:

‘54. In as much as the open land would be lost, including the sights associated with such a countryside landscape, together with the introduction of noise, vehicle movements and lighting, there would be some harm to the rural setting of Binfield. Furthermore, the current existing clear built edge of the settlement would change and there would be less opportunity for members of the public to appreciate that edge. However, the change would occur on well contained sites and would be accommodated in a manner that would be sensitive to the wider locality, such that the harm to the character and appearance area would be limited’.

- 9.5 Whilst, the proposed lighting will have some visual impact upon the character and appearance of the area, the 5m high lighting columns will be viewed within the context of the housing development and all will be fitted with rear shields that will limit light spill. The bollard lighting is low level and enclosed within the envelope of the development.
- 9.6 The existing vegetation along Tilehurst Lane has been retained which will limit the visibility of any lighting from the public realm, although views into the site are clearly provided from the access point. The design of the scheme seeks to minimise the impact of lighting whilst providing sufficient illumination to achieve highway and pedestrian safety. The provision of some lighting is a necessary consequence of any residential development of the site, as recognised and accepted by the Inspector. Accordingly, the impact of the lighting on the character and appearance of the area is considered acceptable.

Impact on Residential Amenities

- 9.7 The submitted information confirms the very limited light spill that will result from each luminaire, each of which will be fitted with a rear shield. An extract from the Lighting Layout plan below, indicates a contour where the level of light spill for each luminaire is 1 lux:



9.8 As indicated in the Highway Lighting Engineer’s comments, 2 lux of light spill at a residential window would be considered obtrusive. However, the submitted information demonstrates that very limited light spill will be emitted from individual lights, and the 2 lux level would not result in proximity to any residential property. As a result, the proposed lighting scheme is considered to have an acceptable impact upon the residential amenities of dwellings both within the development and beyond.

Impact on Biodiversity

9.9 The revisions to the proposed scheme have provided rear shields to all 5m lighting columns in order to limit light spill on existing tree lines which could provide a habitat for foraging bats. The lighting plan shows a low level (0.6 lux) of light spill affecting the drainage pond located to the south-west of Plot 27. Such habitats are very sensitive to light. However the addition of the rear shield to the adjacent column will reduce the impact of this light as an artificial draw for insects and is considered acceptable. Accordingly, the Biodiversity Officer has confirmed that the scheme is acceptable from a biodiversity perspective.

10. CONCLUSIONS

10.1 This application submits details of an external lighting scheme pursuant to conditions imposed by the Inspector when allowing an appeal and permitting the construction of 53no. dwellings on the site. The need for external lighting is an inevitable consequence of a residential development of the site. The Inspector took into account its potential impact upon the character and appearance of the area and concluded that the level of harm that would be caused would be limited.

10.2 The scheme has been designed to provide the minimum level of lighting required in order to ensure highway and pedestrian safety whilst limiting its impact on biodiversity, including providing rear shields to all luminaires in order to limit light spill. Adoptable areas will be lit in accordance with the Council’s standards and will be operated by the Council in line with current practice which includes dimming them throughout the night. Other lighting within the site would be provided by low-level bollards which would be set within the confines of the approved development.

- 10.3 It is considered that the proposed lighting would have an acceptable impact upon the character and appearance of the site, would not have an adverse impact upon the amenities of adjacent dwellings and would not adversely impact upon biodiversity such that it complies with development plan policies CS1 and EN20 and accordingly approval is recommended.

11. RECOMMENDATION

That the application be APPROVED on the basis of the following details:

Conditions 25 (External Lighting Scheme) and Condition 26 (External Lighting Scheme for Biodiversity):

1871-DFL-HLG-XX-CA-EO-13001-S3-PO6 Lighting Design Calculations
1871-DFL-HLG-XX-CA-EO-13003-S3-PO6 Lighting Design Calculations
1871-DFL-HLG-XX-DR-EO-13001 PO8 Lighting Layout S38 received
23.02.2022
1871-DFL-HLG-XX-RP-EO-13001-S3-PO5 Designer Notes
Rev E

Informative:

01. The applicant's attention is drawn to the terms of Condition 26 of the planning permission granted in respect of this site (APP/R0335/W/19/3231875) which restricts any external lighting being installed on the site or affixed to any buildings unless submitted to and approved by the Local Planning Authority pursuant to conditions 25 or 26 of this permission. Should any further external lighting be required, including that to be fixed to any of the approved dwellings, this will require a further discharge of condition submission.

Unrestricted Report

ITEM NO:

Application No.
21/01052/FUL

Ward:
Crowthorne

Date Registered:
4 November 2021

Target Decision Date:
30 December 2021

Site Address:

18 Heath Hill Road North Crowthorne Berkshire RG45 7BX

Proposal:

Proposed conversion of existing residential care home to form 8no. flats (2x1 bed, 5x2 bed and 1x3 bed), including external alterations.

Applicant:

Elkhorn Developments Ltd

Agent:

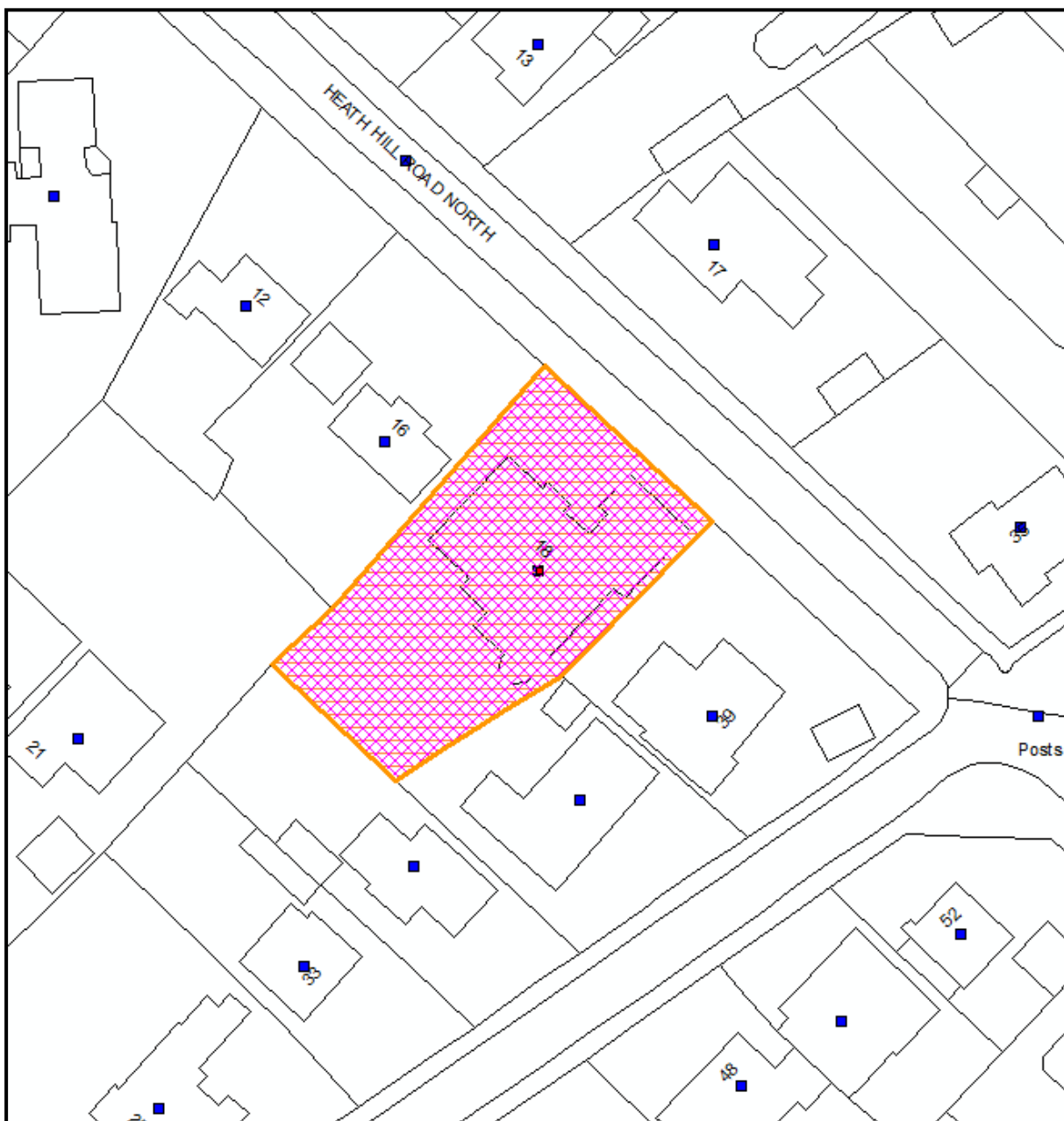
Mr Neil Davis

Case Officer:

Sarah Fryer, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 This application seeks planning permission for conversion of a former residential care home to form 8 flats including some external alterations. The property is located within the settlement boundary, where the principle of development is acceptable. There are no objections from the Highway Authority or the Tree Service and the application is considered acceptable in terms of impact upon amenity and character of the area.

RECOMMENDATION
Planning permission be granted subject to completion of a S106 legal agreement and the conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to committee as it has received more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary

3.1 18 Heath Hill Road North is located at the south eastern end of Heath Hill Road North, an unmade unadopted road within the settlement boundary of Crowthorne. It is a three storey detached building in red brick, part render with timber detailing and brown roof tiles which was last used as a care home.

3.2 To the front there is a brick wall defining the front amenity area, in front of this is a gravel parking area. There are two trees in proximity to the building, both of which are protected by a Tree Preservation Order (TPO).

3.3 The south east of the site is bordered by 37 and 39 St Johns Street, 2 storey residential properties. These properties are sited at 90 degrees to the application site. The rest of the site is surrounded by private detached residential dwellings.

4. RELEVANT SITE HISTORY

4.1 The relevant planning history can be summarised as follows:

06/01136/FUL Erection of part two storey and part first floor front and single storey side and rear extensions to care home.
Refused 02.03.2007

05/01149/FUL Erection of part single storey part two storey rear extension, part two storey, part first floor front extension plus extension to second floor.
Refused 27.02.2006

05/00195/FUL Installation of 2no. front facing dormers and rooflight associated with formation of new bedroom and bathroom at second floor level.
Approved 27.05.2005

05/00140/FUL Erection of extensions and other alterations to residential care home to provide 1no. additional bedroom.
Refused 22.04.2005

04/01039/FUL Erection of extensions and other alterations to residential care home to provide 3no. additional bedrooms.
Refused 20.12.2004

04/00445/FUL Erection of extensions and other alterations to residential care home to provide 6no. additional bedrooms.
Refused 12.07.2004

00/01216/FUL Erection of single storey rear extension, second floor front extension and retention of lean-to single-storey side extension forming boiler-house.]
Approved 06.04.2001

5. THE PROPOSAL

5.1 Planning permission is sought for the change of use of the former C2 Care home to form 8no. C3 flats consisting of 2x1 bed, 5x 2 bed and 1 x 3 bed. This would include minor alterations to the fenestration, including enlargement of the existing dormer window to the front and back.

5.2 Parking for the new flats would be provided to the front and rear of the property, whilst amenity space would be provided to the rear.

6. REPRESENTATIONS RECEIVED

6.1 Crowthorne Parish Council

- The developers should review the siting of balconies and large windows with overlook neighboring properties specifically 37 and 39 St Johns Street.
- The Provision of disabled parking should be shown clearly.
- A configured plan of designate car parking which conforms to BFBC policy should be provided.
- A condition is required that the road surface needs to be attended to whilst the renovation takes place.
- Further concern about the impact additional traffic will have on the surface of the un-adopted road and the impact that will have on other residents.

6.2 Other Representations

6 letters of objection have been received making the following comments:

- Change of use to 8 flats constitutes excessive development.
- The proposal will result in unacceptable traffic along the private road
- The number of anticipated vehicles will result in parking off site along Heath Hill Road North, resulting in conflicts between pedestrians and vehicles creating a safety hazard.
- Will increase number of deliveries which will add to the wear and tear along Heath Hill Road North and St Johns Street. Mitigation for these costs and a long-term upkeep plan designed by the Council are required as a minimum.
- Suitable provision in the legal ownership requirements towards the maintenance and upkeep of the road should be made [Officer comment: This is a civil and not a planning matter].
- The access to the car park off an unadopted private road. Given the nature of the surrounding properties lines of sight for using the access and the exit will be restricted, leading to accidents.
- The development of carpark to the rear is out of keeping with the surrounding neighbourhood, leading to noise and disturbance.

- Water run-off from the carpark in the rear will put additional strain upon the local drainage network.
- The addition of windows and doors directly overlooking 39 St Johns Street would result in unacceptable levels of overlooking [Officer comment: No new windows or doors are being provided in the south eastern elevation. Please see officer's report below].
- Concerns about high hedges being planted along the boundary.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection subject to conditions.

Tree Service

7.2 No objection in principle, request further information which can be secured by conditions.

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:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD, CR1 and CR3 of CNP	Consistent
Amenity	'Saved' policies EN1, EN2 and EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 105 refers to LPAs setting their own parking standards for residential development
SPA	'Saved' Policy NRM6 'Saved' Policy EN3 of the BFBLP CS14 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards, Supplementary Planning Document (2016)		
Bracknell Forest Borough Streetscene Supplementary Planning Document (2011)		
Bracknell Forest Design Supplementary Planning Document (2017)		
Thames Basin Heaths Supplementary Planning Document (2018)		
Other publications		
National Planning Policy Framework (NPPF)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- Principle of Development
- Impact on Character and Appearance of Surrounding Area
- Consideration of Tree Constraints
- Impact on Residential Amenity
- Transport and Highways Considerations
- Thames Basin Heaths SPA

i. Principle of Development

9.2 The site is located within the settlement boundary of Crowthorne. Development would therefore accord with Policy CS2 which permits developments within defined settlements, providing its consistent with the character and accessibility.

9.3 The proposal would result in the loss of a C2 residential care facility.

9.4 The loss of a care home would not be contrary to planning policy. However, it is recognised that care homes play an important role in providing a range of housing to meet the needs of the community. In this instance, the size and layout of the building prohibited it being a viable care home facility. Several attempts were made to obtain planning permission to extend the home to improved facilities and increase capacity, but these were refused due to the constraints of the site.

9.5 Accordingly, there is no objection to the loss of this property as a care home or the principle of it's re-use for C3 residential purposes.

ii. Impact on Character and Appearance of Surrounding Area

9.6 The site is located within the Character Area B – Crowthorne West as defined by the Character Area Assessment SPD. This area is dominated by a grid pattern of development with strong links to Crowthorne Town Centre, with a wide variety of house styles. It is noted that the unmade roads create a special semi-rural character close to the local centre.

9.7 There are few proposed changes to the building, the most visible being the enlargement of the dormer windows. The changes are not considered to affect the character or appearance of the building and hence would have a neutral impact upon the character of the area.

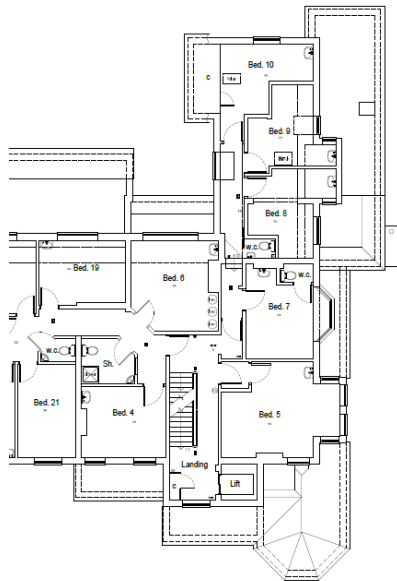
9.8 The area is primarily residential comprising of single dwellings, and objections have been received on the basis that the proposal is an over development of the site. The proposal is contained within the extent of the existing building, with minimal alteration. The largest change would be the use of the rear amenity area as parking. This is located to the rear, and therefore not visible from the streetscene and as a result is considered to have a minimal impact upon the character of the area.

9.9 It is concluded that the proposal would maintain the character and appearance of the area, in accordance with Policy CS7 of the CSDPD, Policy CS20 of the BFBLP and Policies CR1, CR3 of the Crowthorne Neighbourhood Plan.

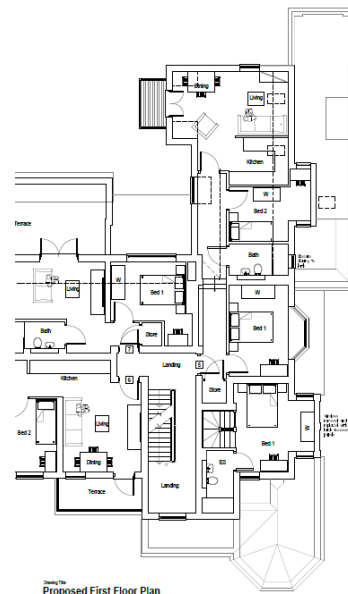
iii. Impact on nearby Trees

9.10 Trees protected by TPO 777 and TPO 55 are subject to consideration of this application, specifically a Scots Pine (T1 of TPO 777) located at the front of the property and Beeches (T2 and T3 of TPO 55 identified as 01 by the agent) on adjacent land (39 St Johns Street).

9.11 In principle the Tree Service has no objection to the proposed conversion. The footprint of the development is largely consistent with the existing one, with a minor alteration resulting from the demolition of a small side/ front extension. The relationship between existing trees and the current building is sustainable, albeit the foreseeable need for minor pruning. Any pruning of protected trees would require a TPO application and Local Planning Authority approval prior to undertaking any works.



9.17 The proposal would result in two of the first-floor windows being blocked up and a small window being re-glazed with obscure glass as it is proposed to serve a bathroom. The rooms served by the windows were and will continue to be bedrooms, in the same use and therefore it is considered that there is no more additional harm to the overlooking of neighbouring properties. As one set of windows is now being infilled, and one window obscurely glazed, there is a reduction on overall overlooking. This is shown on the proposed plans below.



9.18 At ground floor level, windows are being changed for French doors. There is a 1.8m fence separating the properties and preventing overlooking.

9.19 New roof lights are proposed to the south eastern elevation. The cills of these is above 1.8m consequentially, no overlooking will result from these roof lights.

9.20 In conclusion, whilst the proposal does not meet the separation distances found within the Design SPD, this is an existing situation. Where possible it is proposed to block up or

remove a number of windows reducing the potential for overlooking and any new roof lights will have a cill height of at least 1.7m. The originally proposed balconies have been removed.

9.20 Amenity space is being provided for new residents either in an area immediately outside the units, or communal space to the rear and next to the parking.

9.21 Accordingly, the proposal is considered to comply with BFBLP Policy EN20 criterion vii.

v. Transport and Highways Considerations

9.22 Amendments have been made to the proposed site plan to resolve the Highway Authority's previous concerns.

Access

9.23 Heath Hill Road North is an unmade, unadopted, road which forms a loop (along with St John's Road), which connects to Dukes Ride, circa 125m to the north-west of the site. The location of 18 Heath Hill Road North is such that passing traffic levels are likely to be minimal, as neighbouring residents to the south have options of using either St John's Road or Heath Hill Road North to route to Dukes Ride.

9.24 In the north-eastern corner of the site there is a telegraph pole and a store associated with the existing building which is forward of the main existing wall line. The application proposes to relocate the telegraph pole and locate bin storage in the north-east corner of the site, facing Heath Hill Road North, which is considered acceptable from a highways perspective as this should allow refuse to be collected from Heath Hill Road North in the same way as for neighbouring dwellings.

9.25 The application proposes an accessway to the rear parking area down the south-western side of the building. The applicant has committed to removing existing width constraints along this route, such as drainage currently located on the outside wall, which would improve the width over that currently available, but the resulting width of circa 3.3m would only be sufficient for single-way working adjacent to the side of the building over a length of circa 13.8m.

9.26 In order to best manage the single-way working corridor along the side of the building, the amended plans show waiting areas at each end of the single-way working section. In the north of the site, an area circa 5.8m in width and circa 5.0m long is provided, where a vehicle can wait after leaving Heath Hill Road North if there is another vehicle exiting the rear car park via the accessway in the opposite direction. This waiting area should also improve visibility to oncoming traffic north-westwards along Heath Hill Road North for vehicles leaving the site and should be secured by condition. Similarly, adjacent to the rear car park, there is a suitably sized waiting area where a vehicle could stop if there is another vehicle entering the rear car park via the accessway. A condition should be appended to planning permission, if granted, to provide a plan showing how the single-way working and waiting areas are to be signed and marked-out to ensure that they do not become obstructed by parked vehicles.

9.27 Accordingly, though the access to the rear car park has a single-way working section, the applicant's provision of waiting areas at either end along with the very low level of traffic passing the site on Heath Hill Road North is considered to provide safe and suitable access to the site and its parking, subject to suitable conditions.

9.28 Pedestrian access is proposed to both the front of the building (to Heath Hill Road North) and to the rear car park, meeting in a central lobby area within the building.

Parking

9.29 15 car parking spaces are proposed, providing 14 car parking spaces for residents and a single visitor space (meeting the Parking Standards SPD requirements).

9.30 All parking spaces are proposed to have 7kW electric vehicle charge points installed from the outset, taking into account the move towards EV infrastructure which is welcomed.

9.31 Cycle parking is provided as two-tier gas-lifted cycle stands in a dedicated cycle store to the rear of the car park. This is considered acceptable, however the doors should be sliding to ensure appropriate access.

9.32 Accordingly, the cycle and vehicle parking meet the council's standards contained within the Parking SPD.

Trips

9.33 The proposed flats are estimated to generate circa 30 trips over the day as a whole with circa 4 trips in each of the AM and PM peak hours. This estimate is provided without discounting for the extant care home use of the site, which would reduce the cumulative impact if it were taken into account.

9.34 The Highway Authority has no objection to the proposal subject to conditions.

vi. Thames Basin Heaths SPA

9.35 In the light of the "Sweetman Judgement" (People Over Wind and Sweetman v Coillte Teoranta, April 2018), the comments below comprise an Appropriate Assessment which includes advice on necessary avoidance and mitigation measures which is consistent with the advice provided to the Planning Inspectorate on such matters.

9.36 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.

9.37 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)

9.38 Recreational pressure on the TBH SPA was screened in for Appropriate Assessment.

9.39 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.

9.40 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.

9.41 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)

9.42 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.

9.43 In this instance, the development would result in a net increase of 2 x one-bedroom dwellings, 5 x two-bedroom dwellings and a single three-bedroom dwelling within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £40,883.

9.44 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £5,234 which is also calculated on a per bedroom basis.

9.45 The total SPA related financial contribution for this proposal is £46,117. 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.

10. CONCLUSIONS

10.1 The application seeks to change the use of the existing building from a care home to 8 residential apartments with associated parking and amenity space.

10.2 The application has been assessed in terms of highway safety and would provide parking in accordance with the Parking SPD. There is sufficient space to enable manoeuvring in the rear, leaving some amenity space for the future resident and access down the side is considered acceptable. Accordingly, there is no objection on highway safety grounds.

10.3 The number of windows to the south eastern elevation which faces the rear of the properties on St Johns Street has been reduced, reducing overlooking. Bathroom windows are recommended to be conditioned to be obscurely glazed and all new rooflights have a cil height of above 1.7m from the internal floor level. Accordingly, the overlooking reduced and as such impact upon the amenities of existing and future residents is considered acceptable.

10.4 Minimal alterations are proposed to the elevations, principally the construction of a bin store to the front in place of an existing extension. The Tree Service has raised no objection and the alterations are not considered to alter the character or the building or area and as such the proposal is considered to be acceptable in terms of character of the area.

10.5 In conclusion, the building had come to the end of its life as a care home and was unsustainable. The proposal would be contained within the existing footprint with parking to the front (as existing) and rear accessed to the side. The proposal, as outlined above, is

considered to comply with Policies CS1, CS14, CS23 of the Core Strategy DPD. EN3, EN20 of the Bracknell Forest Borough Local Plan and CR1 and CR3 of the Crowthorne Neighbourhood Plan.

11. RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act to secure SPA Mitigation, that the Assistant Director: Planning 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 and other submitted details, received by the Local Planning Authority,
 - 01 (Location Plan)
 - 07 Rev. E (Site Plan Proposed)
 - 08 Rev D (Proposed Ground Floor Plan)
 - 09 Rev. A (First floor plan)
 - 10 Rev. A (Second Floor Plan)
 - 11 Rev. C (Elevations Proposed)
 - 12 Rev A (Cycle Store details)Arboriculture Assessment and Method Statement (ref. MW.21.0809.AIA)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until a plan showing visibility splays at the site access onto Heath Hill Road North has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. 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 adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
04. No development shall take place until details of the accessway along the north-western side of the building have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - (a) Confirmation that all obstructions to the width of the accessway will be removed such that the full width between the boundary and side of the building is available for vehicle movement;
 - (b) Details of signage and markings to indicate vehicle priority and to ensure that the accessway and waiting areas at either end will be kept clear and unobstructed; and
 - (c) Details of how enforcement of the areas to be kept clear and unobstructed in (b) above will be enforced.No dwelling shall be occupied until the accessway has been laid out within the site in accordance with the approved details and the accessway shall be operated in accordance with the approved details at all times.
REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23, NPPF paragraphs 110b) and 112c)]

05. No dwelling shall be occupied until a means of access for pedestrians to Heath Hill Road North and to the rear parking area has been constructed in accordance with the approved plans.
REASON: In the interests of accessibility and to facilitate access by pedestrians.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]
06. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing and the electric vehicle charging infrastructure has been provided. Thereafter, the parking spaces and turning space shall be kept available for parking and turning at all times and electric vehicle charging infrastructure shall be maintained in working order.
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, and parking which is designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23, NPPF paragraph 112e)]
07. No dwelling shall be occupied until 16 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained. The door(s) to the cycle store shall be of a sliding or roller-shutter design. Any door replacement or repair shall only be with a sliding or roller-shutter type door.
REASON: In the interests of accessibility of the development to cyclists and to ensure that the cycle store can be accessed when the door(s) are open.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. 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]
09. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees to be retained, in accordance with British Standard 5837 (2012) 'Trees in relation to design, demolition and 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 account for and provide protection during demolition, construction and 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 as identified within the Arboriculture Assessment and Method Statement (ref. MW.21.0809.AIA) ,
 - b) Proposed location/s of 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 securely fixed to the outside of the protective fencing structure at regular intervals.
 - c) Illustration/s of the proposed protective barriers to be erected.
 - d) Proposed location/s and illustration/s of site-specific 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
 - e) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals

- f) All fenced off areas clearly annotated as tree protection areas/construction exclusion zones
 - g) Notes regarding restrictions which apply to tree protection areas/construction exclusion zones
 - h) Arboricultural site monitoring - Note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturist (appointed by the land owners), at maximum 4-week intervals for the duration of all works on site to ensure full compliance with the approved tree protection and monitoring scheme. Copy of signed report to be forwarded to the local authority following each site visit. The development shall be carried out in full accordance with approved scheme.
- 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.

10. The protective fencing and other protection measures specified by condition 09 shall be installed 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. 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 exiting 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 trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the

11. No development shall commence until a detailed site-specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations' or any subsequent revision, has been submitted to and approved in writing by the local planning authority. Details shall be based on a porous 'No Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include:-
- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.

c) Construction profile/s showing existing/proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.

d) Program and method of implementation and arboricultural supervision.

The construction method statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The 'No Dig' structure shall be retained in perpetuity thereafter.

REASON:- In order to alleviate any adverse impact on the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

12. The development 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.

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]

13. Those windows shown on the approved drawings as having obscured glazing in part or full shall at all times be so fitted. The obscure glazing shall be a minimum of Pilkington Level 3 or equivalent.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

14. The rooflights in the roof slope of the proposed development shall at all times be no less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

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. Notwithstanding the detail shown on the approved plans and wording within Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition takes effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans applications or initial notices submitted before that date, provided the work is started on site before 15 June 2023. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.
03. 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 Service before undertaking any form of work to such trees (including any work affecting their root systems), unless such work has been specifically approved in writing as 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 may be liable to prosecution by the Council. Property owners, developers and/or any other relevant persons are therefore advised to take appropriate measures to ensure all persons responsible for overseeing works approved under this permission are suitably briefed.
04. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 01. Time limit
 02. Approved plans
 05. Access for pedestrians
 06. Vehicle parking and turning provided.
 07. Cycle Parking and storage
 08. No gates
 13. Obscure glazing
 14. Skylights.

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

03. Visibility Splays
04. Details of access way along side of building
09. Protection of trees
10. Protective tree fencing
11. Method Statement

The applicant is advised that the following conditions require discharging prior to occupation of development:

12. Hard and soft landscaping

In the event of the S106 agreement not being completed by 24th June 2022, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reason: -

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

Unrestricted Report

ITEM NO:

Application No.
21/01090/FUL
 Site Address:

Ward: Wildridings And Central
 Date Registered: 16 November 2021
 Target Decision Date: 11 January 2022
Abbey House Grenville Place Bracknell Berkshire

Proposal:

Erection of an additional third floor storey to the existing building together with extension at second floor level to create a further six residential units (4 x 2 bedroom and 2 x 1 bedroom) and ancillary development.

Applicant:

Equinox Living

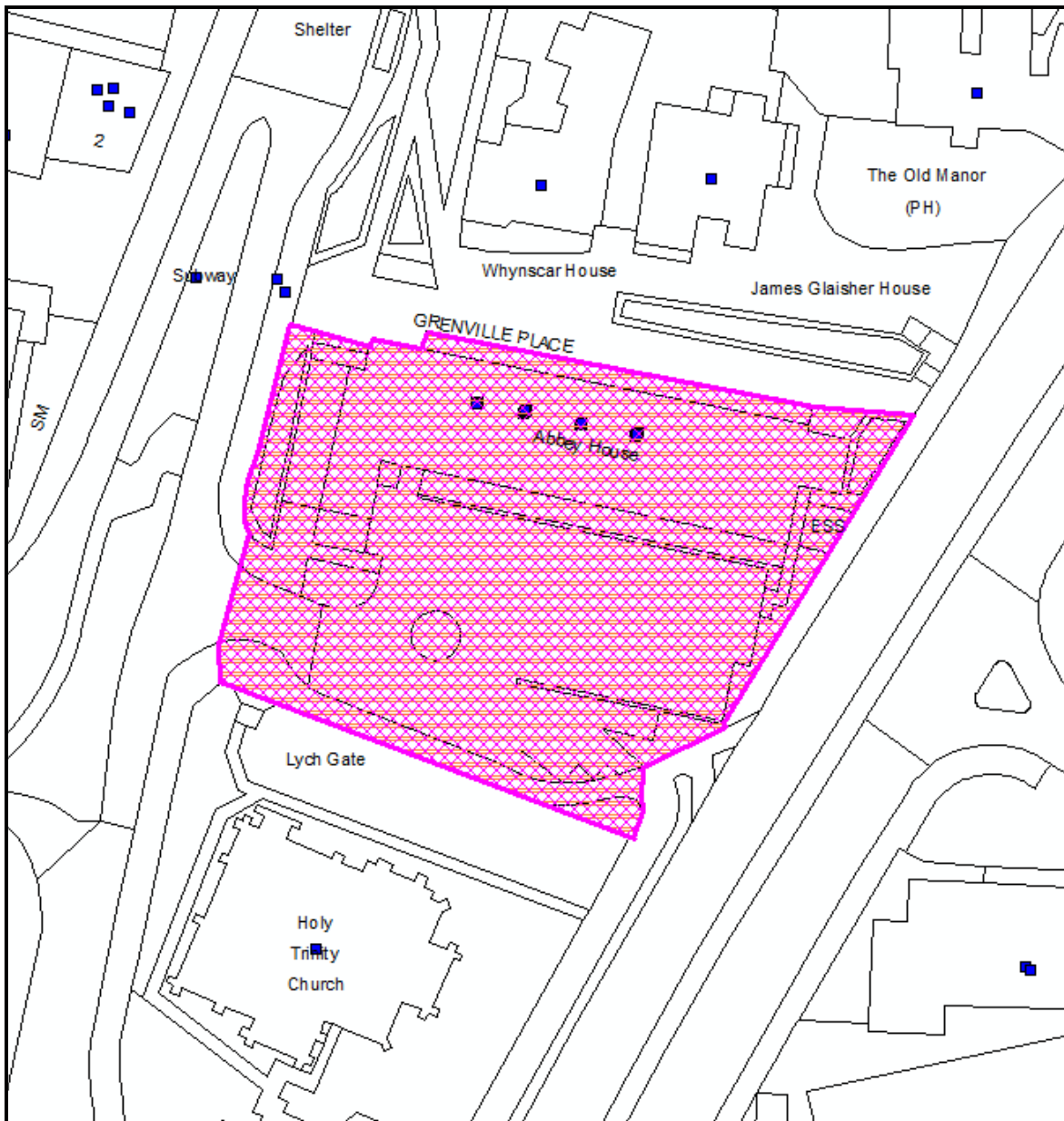
Agent:

Miss Tasha Bullen

Case Officer:

Katie Andrews, 01344 352000
Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 This application is for an extension to provide an additional floor to the existing building, together with an extension at the second floor, to create a further six residential units. The building below is in an existing residential use, providing 40 flats, which was permitted under prior approval consent 17/00562/PAC. The application is considered to be acceptable in terms of heritage, impact upon amenities, parking and design and appearance.

RECOMMENDATION
That the Assistant Director: Planning grant planning permission subject to a S106 to secure SPA mitigation and the conditions in Section 10 of this report

2. REASONS FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is before the committee due to the number of objections received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Town Centre
Within Settlement Boundary
Within Setting of Listed Buildings
Within 5km of SPA

3.1 The application site relates to a block of 40 flats located within Bracknell Town Centre.

3.2 The site is surrounded by 3 x Grade II Listed Buildings; Whynscar House and The Old Manor Public House to the north and Holy Trinity Church to the south. The Ringway lies to the west and Church Road to the east. Bracknell and Wokingham College lies to the east.

3.3 The buildings surrounding the site are generally in office use with some residential, commercial and ecclesiastical uses.

4. RELEVANT SITE HISTORY

17/00562/PAC Application for Prior Approval for the change of use of from offices (Class B1) to 40 no. residential units (Class C3) comprising 34no. 1 bedroom, 5 no. 2 bedroom and 1no. studio apartments. Granted 19.07.2017

17/00683/FUL Installation of replacement windows. Approved 17.08.2017

17/00707/FUL Proposed external alterations to building including cladding, painted brickwork and changes to windows. Approved 20.09.2017

17/00816/FUL Provision of 6 additional car parking spaces. Approved 20.09.2017

17/01374/NMA Non Material Amendment to alter entrance layout for planning permission Approved 01.02.2018

5. THE PROPOSAL

5.1 Planning permission is sought for an additional floor to be erected above the current residential building, and an extension at the second floor, to create an additional 4 x 2 bed flats and 2 x 1 bed flats (6 in total).

5.2 The existing building is varied in its height but is generally between 11m in height at its lowest point and 16.5m in height at its highest point. This lower height would increase to around 14m, with the highest point remaining the same under this proposal. The second floor extension will create a new floor above an existing bin store element to the rear of the building.

5.3 The existing building is constructed with red brick. The proposed roof extension would be constructed using a grey metallic standing seam structure. The extension above the bin store would be constructed from red brick.

5.4 The carpark has 37 parking spaces in total. The application site is currently served by 29 parking spaces and does not propose any changes to the carpark or land surrounding the building. The remaining 8 parking spaces within the carpark are used by the Holy Trinity Church.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Recommend refusal

1) Overdevelopment of this building taking it completely out of character with the old heritage buildings surrounding it, The Holy Trinity Church on one side and The Old Manor on the other.

2) Increased traffic congestion there is already proof of parking issues the spaces reserved for the Holy Trinity Church are regularly used for considerable lengths of time by visitors or trades persons to Abbey House adding more residential units will just exacerbate this problem. Referring to Bracknell Town Neighbourhood Plan Policy HO4 and Bracknell Forest Parking Standards are already not being met

The Bracknell Forest Society

6.2 Raises concern regarding the following matters:

- 1) Existing car parking problems
- 2) No additional parking provision
- 3) Parking demand
- 4) Inadequacy of parking standards

Other representations:

6.3 7 objections have been received on the following grounds:

- Parking for Holy Trinity Church currently used by Abbey House flat owners, their visitors and tradespeople. This will increase after extension.
- Parking unavailable for Holy Trinity Church use.
- Building work and disruption to Holy Trinity Church during the construction.

- Shortfall of parking across the development.
- Highway safety issue with vans parking across the access.
- Affects the amenity of The Church.

7. SUMMARY OF CONSULTATION RESPONSES

SPA

7.1 Seeks further contributions to mitigate the impact upon the SPA. This should be secured by S106.

Highways

7.2 No objections subject to conditions.

Waste

7.3 No additional bins are required or changes to the current bin store to accommodate the additional 6 units.

Heritage Consultant

7.4 No objections subject to conditions.

Environmental Health

7.5 Recommend conditions to secure a noise assessment and mitigation to minimise noise from external noise sources and hours of work to protect existing residents.

Biodiversity

7.6 Due to the flat roof design of this building and its highly urban location there are no notable ecological issues with the application. There are some surrounding trees that provide a green thread that runs north to south along Church Road which is identified in the Green Infrastructure study for its landscape and amenity function so it should be conserved if possible (*Officer note: there are no changes proposed to the area surrounding the building/trees*).

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

	Development Plan Policy	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Town Centre	CS3 of CSDPD, E1 of BFBLP, SALP Policy SA11	Consistent
Heritage	CSDPD Policies CS1 & CS7	Consistent
Design	CS7 of CSDPD, EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, M4 and M9 of BFBLP	Consistent
Highway Safety	CS23 and CS24 of CSDPD, M9 of BFBLP	Consistent
Cycling and pedestrians	CS23 and CS24 of CSDPD, M6 of the BFBLP, TC1 of the BNP	Consistent
Residential	EN20 and EN25 of BFBLP, ENV2 of	Consistent

Amenity	BNP	
Housing	CS16, CS17 of CSDPD, H5 of BFBLP, SA6 of SALP.	Consistent
Accessibility	CS7 of CSDPD, EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Sustainability	CS10 and CS12 of CSDPD	Consistent
Noise	EN25 of BFBLP	Consistent
SPA	SEP NRM6, CS14 of CSDPD and EN3 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Streetscene SPD		
Parking Standards SPD		
Thames Basin Heaths Special Protection Area SPD		
Planning Obligations SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

In addition, the Bracknell Town Neighbourhood Plan came into force on 27 October 2021. The relevant policies from this which are considered consistent with the NPPF are:

Policy HE2 Protection of the Settings of Heritage Assets
Policy HO4 Managing the Streetscape
Policy HO6 Buildings: Energy Efficiency and Generation
Policy HO8 Buildings: Good Quality Design
Policy EC6 Broadband

9. PLANNING CONSIDERATIONS

- 9.1 The key issues for consideration are:
- i Principle of development
 - ii Heritage
 - iii Design and Character of the area
 - iv Impact upon residential amenities
 - v Highway Implications
 - vi Thames Basin Heaths Special Protection Areas
 - vii Sustainability
 - viii CIL

i. Principle of development

9.1 The application site is in a residential use following the conversion of the previous office to residential use under prior approval consent 17/00562/PAC.

9.2 Core Strategy Policy CS2 sets out a number of locational principles for new development within Bracknell Forest, including a sequence of allocation, directing development to the Town Centre first, followed by previously developed and other land within defined settlements. The site lies in the Town Centre, within a defined settlement, and is previously developed land. Policy CS2 states that development will be permitted within defined settlements and on allocated sites. The proposed development is therefore in accordance with Policy CS2.

9.3 The site is situated within the town centre boundary where policies, including BFBLP Policy E1, SALP Policy SA11, CSDPD Policy CS3 allow residential development. These

policies are consistent with the NPPF. The principle of the development is therefore considered acceptable.

ii. Heritage

Listed Buildings and their settings

9.4 Surrounding the site are 3 x Grade II Listed Buildings. The Old Manor House Public House, a mid 15th century building which has been altered in the 16th, 17th, 19th and 20th centuries. Whynscar House, now used as offices is a 17th century building, extended and refaced in the 18th century and altered and extended in the late 20th century. Holy Trinity Church, the lychgate and section of the boundary wall are all Grade II Listed.

Planning (Listed Buildings and Conservation Areas) Act 1990

9.5 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') states that:

'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

9.6 Holy Trinity Church is an attractive and well-preserved parish church of 1851, built in anticipation of Bracknell's rapid growth in the mid-19th century. It contains a suite of good early 20th century fittings, as well as a number of stained-glass windows by leading designers.

9.7 Whynscar House is built of part timber frame encased in brick, and part brick in Flemish bond with some dark headers. It has an old tile gabled roof. The building is part 2 storeys and an attic.

9.8 The Old Manor House is a former hall house, now restaurant and public house. Built in the early to mid-15th century and altered in the 16th, 17th, 19th and 20th centuries. There are later extensions on the north elevation. The building is part two/three storeys, with an attic.

9.9 A number of visualisations have been supplied with the application to show the proposals in relation to the existing building. The existing building is a red-brick building built in a form of hard engineering brick. The proposed extensions would use a grey metallic standing seam structure which would, visually, break-up the mass of the building and aesthetically enhance a building which appears 'unfinished'. The metal stand-seam design together with its 'set back' from the parapet edge, differentiates between the main building and the new extension and gives a more completed appearance to the top floor.

9.10 The proposed extension above the bin store has been designed in a form which fits in with the existing overall design for the building and is proposed to be constructed in red brick.

9.11 Due to the design and appearance of the proposed roof storey extension and bin store extension the proposals are considered to have a negligible effect on the settings of the Grade II Listed Holy Trinity Church, its associated church yard walls, the Grade II Whynscar House and the Grade II Old Manor House. In the absence of the development

causing any material harm to the significance of adjacent heritage assets, approval of the development is considered to be consistent with the statutory s66 duty in relation to the desirability of preserving the setting of listed buildings.

iii Design and Character of the area

9.12 Policy CS7 deals with the design of new development and expects proposals to build on the urban character, respecting patterns of development and the historic environment. BFBLP Policy EN20 (proviso i) requires development to be in sympathy with the character and appearance of the local environment and appropriate in scale, mass, design, materials, layout and siting, both in itself and in relation to adjoining buildings, spaces and views. These policies are consistent with Chapter 12 of the NPPF and are therefore considered to have significant weight.

9.13 The site is located in the Town Centre and within the immediate setting of the application site there are the three listed buildings highlighted under the Heritage section of the report (ii). The site is also located close to Bracknell and Wokingham College to the east, which is an eight storey building, a five storey car park to the west, a seven storey office building to the south, and a five storey residential building to the north west. The site is also dominated by an extensive area of hard landscaped carparking, as well as main roads surrounding the site.



North (Front Elevation)



South (Rear Elevation)

9.14 The proposal results in the extension of the existing building, with a single storey extension on the roof of Abbey House, which is set back from the front and rear façades of the existing building, providing external terraces for the new flats. A first floor extension is also proposed above the existing bin store.

9.15 The main single storey extension, to the roof of Abbey House, is constructed with metal cladding, with fenestration following the existing building. The materials provide a

contrast to the existing building and due to its set back position, provides a subordinate relationship with the existing building and a sympathetic addition.

9.16 The extension above the bin store provides a single storey element in matching red brick with the same proportions as the existing building.

9.17 The overall scale, mass and design of the extensions are considered to be sympathetic to the existing building and overall character of the surrounding street scene. The application is therefore considered to accord with CSDPD Policy CS7, CS9, BFBLP 'Saved' Policies EN8, and EN20, the Design SPD, and the NPPF.

iv. Impact upon residential amenities

9.18 Policy EN20 criterion (g) of the BFBLP stipulates that in considering proposals, the amenity of surrounding properties should not be adversely affected. The amenities of existing residents and future occupiers is therefore a material consideration in considering an application.

9.19 The site is surrounded by commercial and residential properties to the east, north and west, and the Holy Trinity Church to the south. The proposed development would not be located near to any residential properties, with the closest properties Wynscar House and Glaisher House directly opposite, being in office use and set over 12m from the development. The second floor extension over the bin store would be over 27m from Holy Trinity Church.

9.20 For future residents of the development, good lighting is provided and south facing private amenity space has been provided in the form of terraces.

9.21 The application has been supported by a Daylight, Sunlight and Overshadowing Assessment. This assesses both the daylight and sunlight impact to the surrounding developments, as well as analysing the daylight and sunlight levels within the residential spaces of the proposed scheme. This assessment identifies that the proposed development will meet the requirements of the policies in relation to daylight and sunlight for future residents and surrounding properties.

9.22 Accordingly, the proposal is considered to preserve the amenities of both existing and future occupiers and comply with Policy EN20 (g) of the BFBLP.

v. Highway Implications

9.23 Abbey House is located on the eastern side of The Ring, located within Bracknell Town centre. The site is within 650m (circa 10-minute walk) of Bracknell town centre, Bus Station and Train station which both provide frequent links to the wider area including London Waterloo and Reading.

9.24 A Prior Approval application, 17/00562/PAC, was granted approval in July 2017 for the change of use of the 1,830sqm office building to provide 40 residential units, comprising 1 x studio, 34 x one-bedroom and 5 x two-bedroom units. The application involved the removal of the mini roundabout within the car park and provided a total of 24 car parking spaces to serve the 40 units which equates to a ratio of 0.6 spaces per unit.

9.25 A full application, 17/00816/FULL, was granted approval in September 2017 for the provision of 6 additional car parking spaces. This increased the car park size from 24 car parking spaces to 30 car parking spaces, although only 29 spaces were implemented.

Access Arrangements

9.26 The pedestrian infrastructure surrounding Abbey House is extensive and of good quality. All roads surrounding the site are provided with footways to assist with safe pedestrian movement to the town centre, train and bus station as well as to the bus stop directly to the north of the site. Immediately adjacent to the site, The Ring benefits from 2m plus wide continuous footways on both sides of the carriageway. To the north of the site's access, a staggered signalised pedestrian crossing is provided across The Ring, equipped with dropped kerbs, tactile paving and guard rail, facilitating safe pedestrian movement to local bus stops and amenities within Bracknell town centre. Access for vehicles is taken from The Ring, via a left-in and left-out arrangement which serves the site and Holy Trinity Church. The applicant has confirmed that these access arrangements will be retained.

9.27 With regards to the visibility splays the access can achieve vehicle visibility splays of 2.4m x 43m to the right in accordance with Manual for Streets. Pedestrian visibility splays in excess of 2m can be achieved at the existing access to ensure drivers can see and be seen by pedestrians and cyclists approaching from either side.

9.28 None of the proposals will affect these existing arrangements.

Parking Provision/requirement

9.29 It should be noted that all the adopted roads within the vicinity of the site have double yellow line parking restrictions to prevent indiscriminate parking. Some spaces within the town centre are available but are restricted to a maximum stay of 30 minutes to 1-hour with no return within 30 minutes / 1-hour.

9.30 Under approved planning application 17/00816/FUL it was agreed that 4 spaces and a layby would be provided for the church and 30 spaces would be provided for Abbey House.

9.31 The Transport Note, submitted by Syntegra Consulting, dated February 2022 confirms that Abbey House is fully occupied, and the car park is solely for the residents at Abbey House and the church.

9.32 The 8 existing car parking spaces will be retained for the church.

9.33 Abbey House is provided with 29 spaces and permits are issued to the residents on a 12-month lease. As there are 40 apartments, this provides a current parking ratio of 0.725 spaces per unit.

9.34 The applicant now seeks to create an extra floor to provide:

4 x 2 bedroom units
2 x 1 bedroom units

9.35 To comply with Table 5 of the Local Authority's current Parking Standards SPD (2016) the development will require an additional 6 parking spaces (0.9 spaces per dwelling as site falls within Bracknell Town Centre).

9.36 The Transport Note confirms that the existing parking arrangements will be retained on site and no additional parking will be provided to accommodate the additional residential accommodation. This will therefore reduce the parking ratio from 0.725 to 0.63 on the basis that 29 car parking spaces will be retained for the residential element.

9.37 Following the Highway Authority's original comments, the applicant has now submitted 2 independent parking surveys of the existing car park to demonstrate whether there is capacity within the existing car park to accommodate the predicted increase.

9.38 The parking surveys were undertaken by Auto Survey Ltd on Wednesday 26th January and Thursday 27th January 2022 between 00:30 and 05:30.

9.39 Table 2 demonstrates that of the 29 car parking spaces available at Abbey House, 21 and 22 spaces were occupied on each of the night-time period surveys, leading to 8 and 7 available spaces. This equates to a parking stress of 72% and 74%.

9.40 From this evidence, it is considered that there is potentially sufficient parking available to accommodate the proposed development during the times when it is most needed. The Highway Authority disagrees with 5.1.4. of the Transport Note and would request that one designated space isn't allocated to each new flat. Instead, the spaces should remain communal, and a parking permit only issued if it is required. The Highway Authority would request that a car parking management plan is submitted.

Vehicle Movements

9.41 . It was said under the previous permissions that 40 apartments could generate circa 80 two-way trips and the previous office would have generated around 180 two-way trips. With the addition of 6 extra apartments the development will likely still produce significantly less vehicle movements per day compared to the previous office use.

9.42 The proposal is therefore not considered to have a detrimental impact on the local highway network in terms of capacity.

Cycle Provision

9.43 To comply with the Local Authority's current cycle parking standards, 10 additional secure, covered cycle spaces will be required (1 cycle space per bedroom).

9.44 The applicant will be required to submit this information as well as confirm the route from the store to the adopted highway to ensure a bicycle can be safely wheeled to and from the store.

9.45 Given the new accommodation will likely accommodate families with children, the type of facility should also be able to accommodate children's bicycles and those who are less able (i.e. vertical cycle parking is not suitable).

9.46 The Highway Authority has no objection to the proposed development subject to conditions and an informative being appended to the planning permission, should it be granted.

vi. Thames Basin Heaths Special Protection Areas

9.47 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.

9.48 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.

9.49 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).

9.50 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.

9.51 In this instance, the development would result in a net increase of 2 X 1-bedroom and 4 X 2-bedroom dwellings within the 400m – 5km TBH SPA buffer zone which results in a total SANG contribution of £29,578.

9.52 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £3,670 which is also calculated on a per bedroom basis.

9.53 The total SPA related financial contribution for this proposal is £33,248 payable on commencement of the development. 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.

vii. Sustainability

9.54 Policy CS10 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.

9.55 Core Strategy Policy CS12 advises that for development proposals for five or more net additional dwellings, or for 500 square metres (GEA) or more of floorspace for other development, any application should be accompanied by an energy demand assessment demonstrating how (potential) carbon dioxide emissions will be reduced by at least 10% and will provide at least 20% of their energy requirements from on-site renewable energy generation.

9.56 The applicants have submitted a statement to advise that Solar Pv will be used but have not included figures to support the on-site generation. A condition is therefore required to provide further details including the panels' appearance in relation to the surrounding Listed Buildings.

viii. Community Infrastructure Levy (CIL)

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

3.28 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.

9.58 The application site lies within the Town Centre where a nil rate is applied.

10. CONCLUSION

10.1 The proposal seeks planning permission for 6 additional flats. The site falls within the Town Centre and is acceptable in principle.

10.2 The design of the extensions is considered to be sympathetic to the existing building and subordinate in scale and mass. They would not harm the settings of the surrounding Listed Buildings or the amenity of the street scene and surrounding area.

10.3 The proposal would not result in any unacceptable detrimental impacts upon the amenities of existing and/or future occupiers.

10.4 The proposal is considered acceptable by the Local Highway Authority in terms of parking provision and safe access.

10.5 In conclusion, the proposal would be acceptable within the Town Centre location providing 6 additional units of accommodation.

10.6 Accordingly the application is recommended for approval.

11. RECOMMENDATION

11.1 That, 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 SPA, 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 and other submitted details: -

23.12.2022:

Proposed North Elevation 03-E-300 P2
Proposed South Elevation 03-E-302 P2
Proposed East Elevation 01-E-301 P1
Proposed West Elevation 01-E-303 P2

Proposed Ground Floor 03-P-0G0 P2
Proposed Roof Plan 03-P-0R0 P1
Proposed Second Floor 03-P-002 P1
Proposed Third Floor 03-P-003 P2
Proposed Section 03-X-300 P1

17:02:2022

Proposed First Floor Plan 03-P-001 P3

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

03. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:
Sample panel of all facing materials, including the metal cladding for the extension
Sample of all facing materials including the brick finish for the extension
The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.
REASON : In order to safeguard the special architectural and historic interest of the nearby Listed Buildings in accordance with the requirements of policy.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The dwellings hereby approved shall not be occupied until noise mitigation measures for protecting the proposed dwellings from noise from external noise sources, which shall have included a noise assessment, have been implemented in full in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The noise mitigation measures shall be retained and maintained thereafter in accordance with the approved scheme.
REASON: To protect future residents from external sources of noise
Relevant Policies: BFBLP EN25
05. No work relating to the development (including deliveries) hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or public holidays.
REASON: To protect the occupiers of the existing building and neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
Relevant Policies: BFBLP EN25
06. No works or demolition shall take place until a construction management plan showing how demolition and construction traffic, (including cranes), materials storage, staff numbers, holding areas, delivery times, facilities for operatives and vehicle parking (including existing residents parking) and manoeuvring will be accommodated during the works period, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved and maintained for the duration of the works.
REASON: In the interests of highway safety and the free flow of traffic.
Relevant Policies - CS DPD CS1, CS7.
07. No part of the development shall be occupied until 10 additional covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These

facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

REASON To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport.

Relevant Policies: BFBLP M9, Core Strategy DPD CS23.

08. No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.

REASON: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development.

Relevant Policies: SEP W2, BWLP WLP6 and WLP9.

09. No part of the development shall be occupied until a car parking allocation and management plan showing how the car parking facilities within the site will be allocated and managed has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved plan.

REASON : To ensure that car parking is allocated fairly and to demand that would not lead to increased roadside parking which could be detrimental to the free flow of traffic and to highway safety.

Relevant Policies: BFBLP M9, Core Strategy DPD CS23.

10. The development shall not be begun until an Energy Demand Statement has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that before taking account of any on -site renewable energy 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, and that a proportion of the development's energy requirements will be provided from on-site renewable Energy productions which shall be at least 20%.The statement shall include a plan showing the location of the proposed renewable energy and elevations. The buildings 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 sustainability and the efficient use of resources.

Relevant Policy: Core Strategy DPD CS12

- 11.The development 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: Core Strategy DPD CS10

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 applicant is advised that the following conditions require discharging prior to commencement of development: 3, 6

The following conditions require discharge prior to the occupation of the dwellings hereby approved: 4, 7, 8, 9

No details are required to be submitted in relation to the following conditions; however they are required to be complied with: 1, 2, 5

03. Electric Vehicle Charging - Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition takes effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans applications or initial notices submitted before that date, provided the work is started on site before 15 June 2023. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure."

04. Incidental Works Licence - Any incidental works affecting the adjoining highway shall be approved and a licence obtained before any work is carried out within the highway, through contacting The Highways and Transport Section at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk. 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.

05. No Equipment Materials on Public Highway - No builder's materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.

In the event of the S106 agreement not being completed by 29TH July 2022, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

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 Avoidance and Mitigation Supplementary Planning Document (2012), and the NPPF.

Unrestricted Report

ITEM NO:

Application No.
21/01181/3

Site Address:

Perry Oaks Bracknell Berkshire

Ward:
Bullbrook

Date Registered:
16 December 2021

Target Decision Date:
10 February 2022

Proposal:

Proposed conversion of grass area into 3 parking spaces.

Applicant:

Mr Christopher White

Agent:

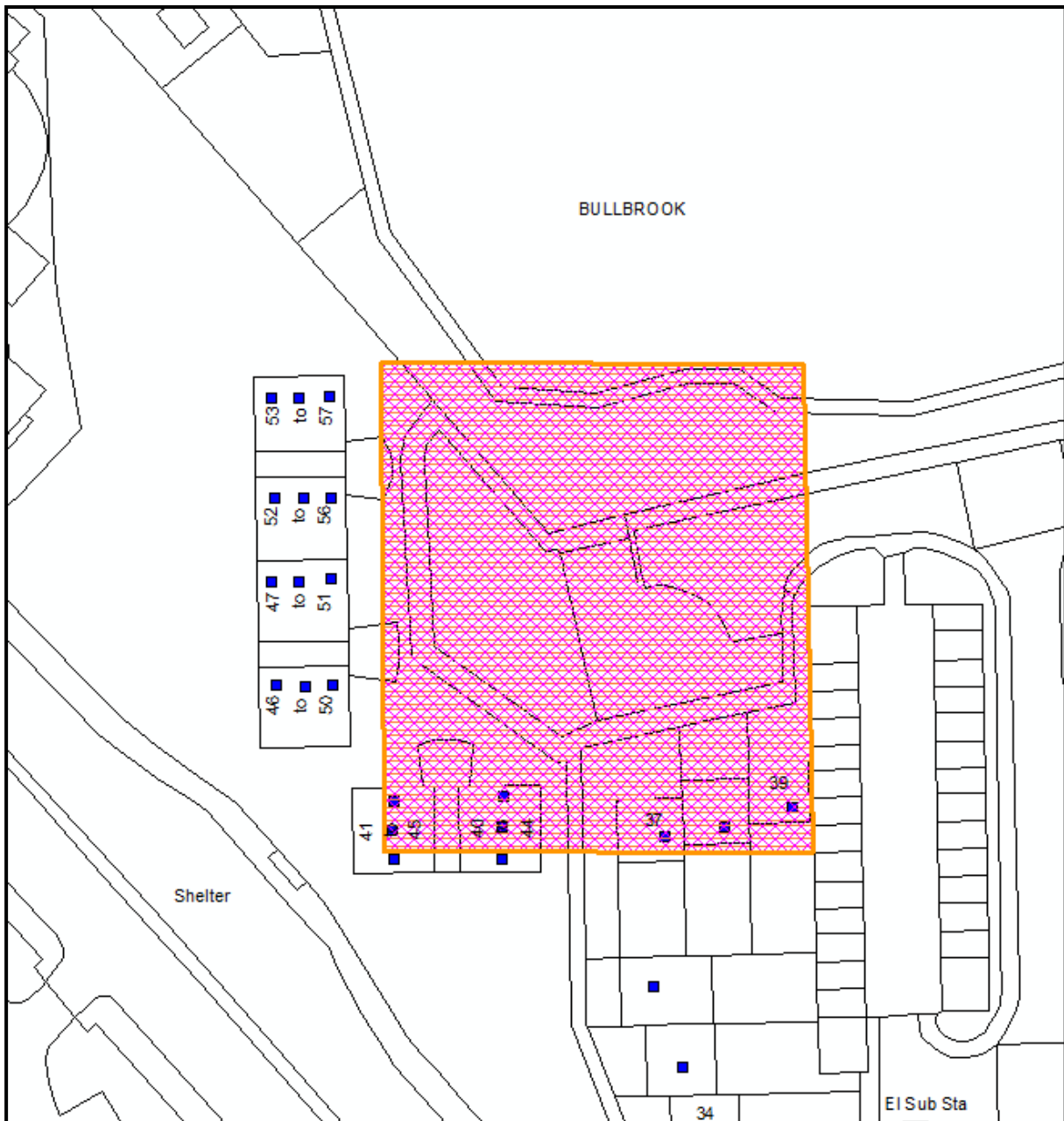
Mr Christopher White

Case Officer:

Emma Sibley, 01344 352000

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 a grassed amenity area to provide 3 additional parking spaces in Perry Oaks.
- 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.

RECOMMENDATION
Planning permission to 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 as it is a scheme which the Director for Place, Planning and Regeneration is responsible for promoting.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within defined settlement

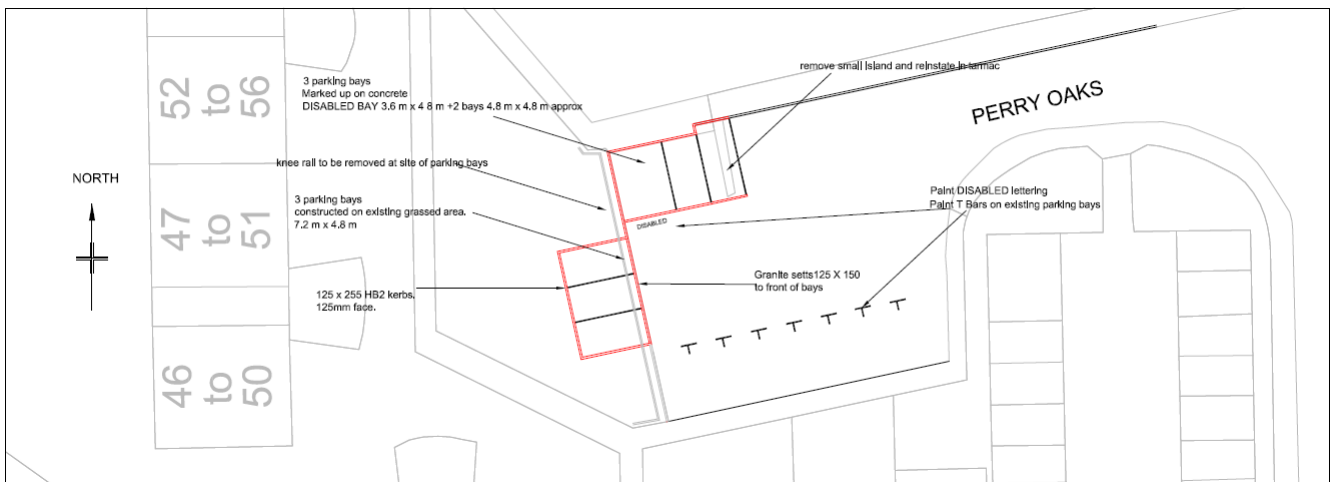
- 3.1 The proposed parking bays would be located in one area of amenity land at the end of the residential street, Perry Oaks.

4. RELEVANT SITE HISTORY

- 4.1 There is no relevant site history for the application.

5. THE PROPOSAL

- 5.1 It is proposed to form 3 parking bays within Perry Oaks.
- 5.2 It is also proposed to re-mark out the parking bays on the existing concrete, remove a small island and reinstate this to tarmac, and paint 'T bars' on the existing parking bays. However, these elements do not require planning permission.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 No objection

Other responses received

6.2 One letter supporting the proposal has been received from one address. The representation commended the guide 'T bars' being painted on the existing parking spaces and suggested that even more spaces should be created to alleviate parking pressures in the area.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 No objection.

Landscape Officer:

7.2 No objection subject to condition.

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	Not fully consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP, EV5 of the BTNP.	Consistent
Highways	CS23 of CSDPD, Saved policy M9 of the BFBLP, HO3 of the BTNP.	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Streetscene SPD (2011)		
Other publications		
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
- v Landscaping 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 and highway safety. These matters are assessed below.

ii. Impact on character and appearance of the area

9.3 The parking bays are to be located on grassed amenity land.

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 Highway Authority considered that the new parking bays would not affect the existing access or parking arrangements and will help improve highway and pedestrian safety. The Highway Authority therefore raised no objection.

9.7 However, the Highway Authority did request wooden bollards, knee rail, or other landscaped means, are provided to deter parking on the grass verge.

v. Landscaping Considerations

9.8 The Landscape Officer considered the proposal acceptable subject to planting to mitigate the loss of amenity grass area and an existing young tree to enhance the character of the area.

9.9 The Landscape Officer has stated that this can be addressed by a condition. A landscaping condition would also satisfy the Highway Authority's request to deter parking on the grass verge.

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, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policies EN20 and M9 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD, Policies EV5 and HO3 of the Bracknell Town Neighbourhood Plan, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to 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:

Design and Access Statement – Received 16.12.2021

Construction layout, site location plan and typical section - Received 16.12.2021

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]

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

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.