

**SPECIAL PLANNING CONTROL SUB COMMITTEE
16 DECEMBER 1998**

Present: Councillors Mrs Doyle (Chairman), Fawcett, Harrison, Mrs Hayes, Piasecki, Ryan, Simonds, Taylor and Thompson

Apologies for Absence:
Councillor Mrs Pile

85. Substitute Members

The Sub Committee noted the attendance of the following Substitute Members under Standing Order 38:

Councillor Harrison for Councillor Mrs Pile

86. Planning Application No 622560:

Major redevelopment of site for a mixed use scheme to provide a covered shopping centre comprising retail units, leisure, restaurants and food courts, professional and financial services, banks and building societies, children's education and weather watch visitor's attraction and also a new covered market and market square, market street shops, health centre with ancillary parking, residential accommodation and associated open space (including two public squares), landscaping, public art, a bus port, highway works, service facilities and car parking (7100 spaces) including a multi-storey car park in Market Street, following demolition of existing buildings on land between the Meteorological Office roundabout and the 3M roundabout south of the by-pass (A329), north and east of Skimmed Hill Lane and north of High Street including Broadway, Crossway, Bond Way, Town Square and land at Market Street, Bracknell.

The Sub-Committee discussed the above application for the redevelopment of Bracknell town centre, noting that, in addition to the detailed summary of correspondence received as set out in the report, two further letters had been received on behalf of the Bracknell Regeneration Trust and the Employment Service. It was also noted that the Joint Strategic Planning Committee had withdrawn the County Council's representations and substituted their own which were indicated in the report but subject to minor amendment.

The Borough Planning Officer, Borough Engineer and the Council's retail consultant summarised the key points relating to the proposal and answered a number of questions regarding the application.

RESOLVED:

- 1 That the Secretary of State be informed that the Local Planning Authority consider that the planning application should be supported as a development proposal for Bracknell town centre subject to the following:
 - (a) car parking strategy
 - (b) sensitivity testing at the redesigned road junctions and road junctions where it is predicted that there will be an increase of 5% or more in

traffic on any of the links

- (c) submission of proposals for construction traffic routing
- (d) submission of stage 1 safety audits for proposed works to certain road junctions
- (e) clarification of the details of methodology for air quality assessment and further consideration of the air quality impact in the vicinity of roads outside the town centre
- (f) further clarification of the details of specific aspects of the noise assessment methodology

and subject also to the applicant entering into planning obligations relating to the following matters related to this development:

- (a) the provision of a public transport interchange (bus station) at the southern end of the town centre
- (b) a financial contribution towards public transport improvements
- (c) the provision of a bus port at the northern end of the town centre
- (d) a financial contribution towards highway works
- (e) a scheme for the management and pricing of car parking
- (f) a financial contribution towards park and ride facilities
- (g) a scheme for shopmobility for people with disabilities
- (h) a financial contribution towards the implementation of a scheme of local on-street parking works and control measures
- (i) submission of a car parking scheme for the peak Christmas demand
- (j) the promotion of a green commuter plan(s)
- (k) the provision of cycle facilities
- (l) the provision of new or upgraded cycleways and footpaths and the upgrading of underpasses.
- (m) the provision of urban squares
- (n) the funding of new public art in the town centre
- (o) a financial contribution towards off site environmental works in Bracknell town centre
- (p) the securing of a balance and mix of uses within the town centre
- (q) the provision of replacement facilities for key town centre uses

- (r) the provision of 20% of dwellings as affordable housing
- (s) the provision of an air quality monitoring facility within the development
- (t) the submission of a scheme for construction vehicle routing
- (u) facilities for CCTV for Bracknell town centre and Urban Traffic Control for Bracknell

and subject also to suitably worded planning conditions relating to the following:

- (i) Standard Outline Conditions
- (ii) Details of Phasing of the Development
- (iii) Landscape Implementation
- (iv) Landscape Management
- (v) Tree Retention/Relocation
- (iv) Retention of landscaped areas
- (iiv) Underground service details
- (iiiiv) Foul and surface water drainage
- (ix) Noise insulation to new dwellings
- (x) Site organisation (building operations) including wheelwashing
- (xi) Control of Floorspace
- (xii) Residential Component
- (xiii) Highway Layout Design
- (xiv) On-site highway works
- (xv) Off-site highway works
- (xvi) Vehicle Parking
- (xvii) Car Park Internal Design
- (xviii) Cycle Parking and facilities
- (xix) Disabled Access/Signage
- (xx) Fume and odour control from buildings and plant and equipment
- (xxi) Basement car park ventilation

- (xxii) Noise Control- noise from building and plant and equipment
- (xxiii) Waste including recycling of materials
- (xxiv) Shopping Centre Opening Hours
- (xxv) Opening Hours
- (xxvi) Bentall's Walkway
- (xxvii) 24 Hour Route
- (xxviii) Pollution Control
- (xxix) Lighting
- (xxx) Control of Environmental Effects
- (xxxi) Vibration: Listed Buildings
- (xxxii) Relocation of Public Art
- (xxxii) Footpath between Market Street and the Peel Centre
- (xxxiv) Servicing: Ferriby Court
- (xxxv) Hours of operation: Construction work
- (xxxvi) Urban design: public realm
- (xxxvii) Building Methods
- (xxxviii) Construction workforce: transport

- 2 That the Borough Planning Officer in consultation with the Chairman and Borough Solicitor be authorised to delete, amend or add to the list of planning conditions set out above and to determine the precise wording of the planning conditions.

The meeting commenced at 7:30 p.m
and concluded at 8.45 p.m.

CHAIRMAN