

**SPECIAL PLANNING CONTROL SUB COMMITTEE  
3 FEBRUARY 1999**

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

Apologies for Absence: Councillors Fawcett and Ryan

108. **Substitute Members**

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

Councillor Harrison for Councillor Birch

109. **Planning Application No 622810:**

**Major town centre redevelopment involving demolition, refurbishment and construction of new buildings to provide the following components: covered shopping centre comprising retail units, restaurants and ancillary floorspace with relocated bus station, public open space, footway link to The Point and mixed use development of other parts of the town centre to provide retail units, foodstore, leisure (to include restaurants cafes and bars), offices, residential, hotel, civic facilities, library, community facilities (to include a health centre), a church, magistrates' court, police station, relocated market hall, a British Legion hall, shopmobility facility, creche and associated car parking, public art, landscaping, highway and access works.**

**Land south of the Town Centre By-Pass (A329), east of Skimped Hill Lane, north and east of Market Street and west of Church Road, Bracknell.**

The Sub-Committee discussed the above application for the redevelopment of Bracknell town centre and noted the supplementary report of the Borough Planning Officer detailing correspondence received and matters arising since the preparation of the main report.

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.

The Sub-Committee expressed concerns about the inability of the proposal to meet the objectives of the Borough Council's strategy to regenerate the town centre because of its size and physical arrangement and the likelihood of the scheme being fully implemented.

The Sub-Committee unanimously

**RESOLVED** that:

- (i) the Secretary of State be informed that

- (a) the Local Planning Authority considers that the planning application is not acceptable on the grounds that it is not consistent with the Borough Council's strategy and fails to provide a satisfactory alternative means of meeting the objectives of that strategy;
- (b) however, should the Secretary of State determine that the planning application be approved:
  - (I) the following issues should be concluded:
    1. the submission of further details relating to the Town Centre Transport Package (TCTP)
    2. submission of stage 1 safety audits for proposed works to certain road junctions
    3. details of construction vehicle routing
    4. sensitivity testing at the redesigned road junctions
    5. further clarification of the details of specific aspects of the noise assessment methodology
    6. submission of a revised air quality assessment including further consideration of the air quality impact in the vicinity of roads outside the town centre
    7. further details relating to the number of construction workers and their environmental and transport effects
  - (II) in the Local Planning Authority's view, any permission should be subject to the following planning obligations:
    1. the provision of a public transport interchange (bus station) at the southern end of the town centre
    2. a financial contribution towards public transport improvements (including buses, rail, taxis and mobility accessibility) (Town Centre Transport Partnership)
    3. a financial contribution towards highway works including the town centre road network and other road junctions (to include bus priority measures and facilities for pedestrians and cyclists)
    4. a scheme for the management and pricing of car parking
    5. a financial contribution towards park and ride facilities
    6. a scheme for town centre wide shop mobility for people with disabilities
    7. a financial contribution towards the implementation of a scheme of local on-street parking works and control

measures including the demolition and construction stage

8. submission of a car parking scheme for the peak Christmas demand
9. the promotion of a green commuter plan(s) for employees
10. the funding of cycle parking facilities in the town centre
11. the provision of new or upgraded cycleways and footpaths (including dedication)
12. the upgrading of underpasses and the removal of underpasses and the creation of grade crossings
13. the provision and maintenance of new squares/spaces to include the replacement of the Jubilee Gardens
14. the funding of new public art in the town centre
15. a financial contribution towards environmental works in Bracknell town centre (including tree lined boulevards and gateway features)
16. the securing of a balance and mix of uses within the town centre
17. the provision of replacement facilities for key town centre uses
18. the provision of 20% of dwellings as affordable housing and, in addition, the replacement of any affordable dwelling to be demolished with a new affordable dwelling
19. the provision of an air quality monitoring facility within the development
20. the submission of a scheme for construction
21. facilities for CCTV for Bracknell town centre and Urban Traffic Control for Bracknell

(II) in the Local Planning Authority's view, any permission should be subject to conditions based on the following list:

1. standard outline conditions
2. details of phasing of the development
3. components of the development (fixing the locations within the application site where reserved matters applications may be submitted for various uses)

4. landscape implementation
5. landscape management
6. tree retention/relocation
7. retention of landscaped areas
8. underground service details
9. foul and surface water drainage
10. noise insulation to new dwellings
11. site organisation (building operations) including wheel washing
12. control of floorspace
13. residential component
14. highway layout design
15. on-site highway works
16. off-site highway works
17. vehicle parking
18. parking: people with disabilities
19. car park internal design
20. cycle parking and facilities (employees)
21. disabled access/signage
22. fume and odour control from buildings and plant equipment
23. basement car park ventilation
24. noise control – noise from building and plant and equipment
25. waste
26. pollution control
27. shopping centre opening hours
28. opening hours – other uses
29. 24 hour route

30. lighting
31. control of environmental effects
32. vibration: listed buildings
33. relocation of public art
34. relocation of war memorial
35. footpath between Market Street and the Peel Centre
36. servicing: Ferriby Court (Service Yard G and Bentalls/Princess Square Service Yard)
37. hours of operation: construction work
38. urban design: public realm
39. building methods
40. construction workforce: transport

- (ii) 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.

110. **Key issues in the Consideration of Proposals for the Redevelopment of Bracknell Town Centre**

The Borough Planning Officer submitted a report considering the alternative planning proposals for Bracknell town centre. The Sub-Committee noted additional information contained within the supplementary report tabled at the meeting. The Sub-Committee considered that only one scheme should be granted consent in order to avoid uncertainty and delay to the redevelopment which is urgently required and unanimously

**RESOLVED** that the Secretary of State be informed that Bracknell Forest Borough Council, having considered the two proposals for Bracknell town centre, would recommend approval of the proposal of Legal & General (as embodied in planning applications 622560 and 622561 and subject to appropriate obligations and conditions) and refusal of that by BRT (planning application 622810), for the following reasons:

- (i) the existence of two planning permissions for the comprehensive redevelopment of the town centre could be positively harmful as it would lead to continued uncertainty for the town centre regeneration and to further delays and difficulties in getting a major development off the ground; and
- (ii) the Bracknell Regeneration Trust proposals will not secure the long term regeneration of the town centre for the following reasons:

- (a) the proposal lacks the required critical mass;
- (b) it also lacks the required scale of anchor store representation;
- (c) there is unlikely to be sufficient car parking spaces in the Jubilee Place scheme to secure the major retailers required to anchor the scheme and as a result it would not attract the number of visitors required;
- (d) the proposals include insufficient attractions in the northern part of the proposal to produce the pedestrian flows required to regenerate the whole of the town centre;
- (e) there is a lack of confidence that the other proposals would be implemented following development of Jubilee Place;
- (f) the likely difficulty concerning Compulsory Purchase Orders;
- (g) the likely need for third party funding to implement the scheme.

The meeting commenced at 7:30 pm  
and concluded at 9.15 pm.

**CHAIRMAN**