

Unrestricted Report

ITEM NO: 12

Application No.

19/01059/3

Site Address:

Ward:

Wildridings And Central

Date Registered:

3 January 2020

Target Decision Date:

28 February 2020

Royal British Legion Stanley Walk Bracknell Berkshire RG12 1HA

Proposal:

Erection of a decorative hoarding

Applicant:

Mr Christopher Mansfield

Agent:

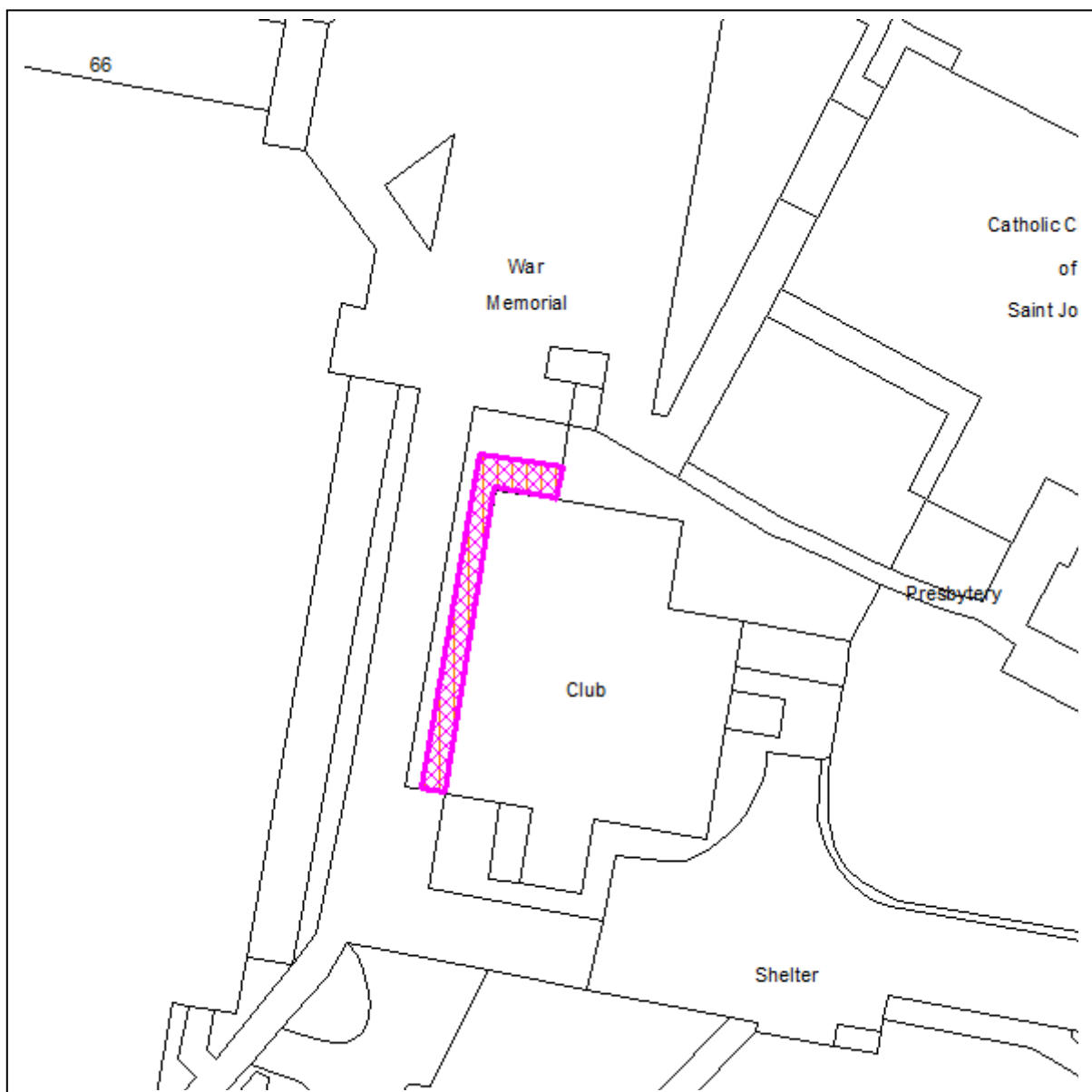
(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 The proposal is for the erection of hoarding along the boundary of the Royal British Legion site and Braccan Walk. It is proposed to retain the hoarding for a period of 3 years.
- 1.2 The development would not result in an adverse impact on the character or appearance of the surrounding area, the Listed Building, the amenities of the residents of the neighbouring properties or highway safety.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been reported to the Planning Committee as it is a Regulation 3 application submitted by the Place, Planning and Regeneration Directorate.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Within Bracknell Town Centre

- 3.1 The Royal British Legion building is faces onto Braccan Walk, an entry point to Bracknell Town Centre. The building is flanked to the south by Jubilee Gardens and to the north by the Catholic Church of Saint Joseph, and Braccan Walk Square, within which is located the Grade II Listed Bracknell War Memorial.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history can be summarised as follows:

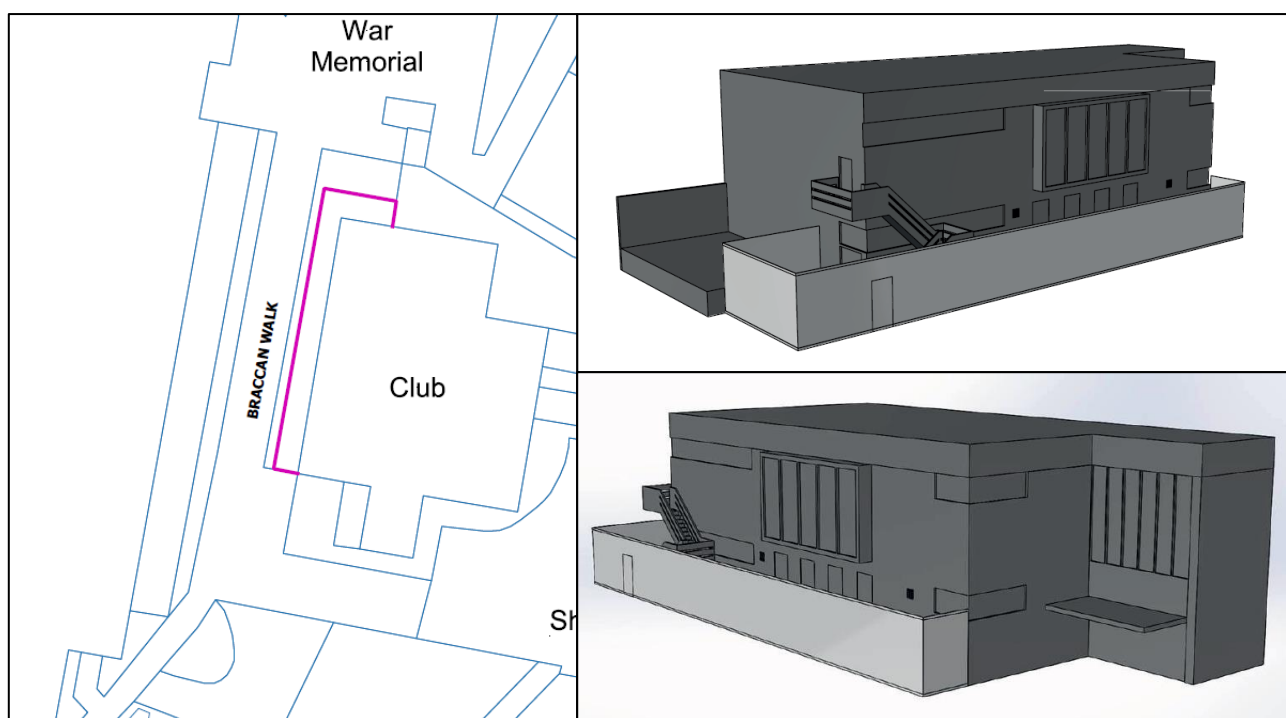
19/00873/FUL

Change of use of the ground floor of the former Royal British Legion building to retail (A1 use class), with associated changes to fenestration at ground floor level and the demolition of single storey rear additions.

Pending Consideration

5. THE PROPOSAL

- 5.1 The proposed hoarding will run along the west elevation and part of the north elevation of the Royal British Legion Building. It will have a height of 3.05 metres, the width of on the west elevation will be 27.34 metres, the width of the north elevation will be 6 metres, and the width on the south elevation will be 2.26 metres.
- 5.2 The hoarding is proposed to be installed for a temporary period of 3 years.



6. REPRESENTATIONS RECEIVED

Bracknell Forest Council

6.1 No objection

6.2 Other representations

1 letter of objection has been received raising the following concerns:

- (i) The presence of hoarding will prejudice the sale or lease of the property;
- (ii) The hoarding would adversely impact the War Memorial to the north, a Listed Building

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 No objection

Heritage Officer

7.2 No objection

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 CP1 of the SALP	Consistent Not entirely consistent
Bracknell Town Centre	'Saved' Policy E1 of the BFBLP CS3 of the CSDPD	Consistent
Design	CS7 of the CSDPD	Consistent
Heritage	CS1 of the CSDPD	Consistent
Amenity	'Saved' policies EN20 of the	Consistent

	BFBLP	
Highway Safety	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Bracknell Forest Parking Standards Supplementary Planning Document (2016)		
Other publications		
National Planning Policy Framework (NPPF) 2019		
Planning (Listed Buildings and Conservation Areas) Act 1990		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Area and Listed Building
- iii. Transport and Highway 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 SALP Policy CP1, CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, highway safety etc. These matters are assessed below.

9.3 The site is within Bracknell town centre where policy CS3 of the CSDPD seeks to permit development which contributes to the vision and function of Bracknell town centre by creating a high quality, distinctive well-designed environment.

ii. Impact on Character and Appearance of Area and Listed Building

9.4 The proposed hoarding would be installed for a temporary period of 3 years. Concern has been raised by the owners of the RBL building that the installation of the hoarding would prejudice the sale or lease of the building. However, the hoarding is proposed to avoid the detrimental visual impact caused by vehicles driving over or parking on the grass verge and the presence of the vacant RBL building.

9.5 The proposed hoarding would be decorated with a woodland scene, which is consistent with the treatment of other vacant units within the town centre. It is not considered that the hoarding would have a significant detrimental impact to the character of the area during this time, as it would be set in from Braccan Walk.

9.6 The proposed hoarding would be located approximately 6 metres to the south of the Bracknell War Memorial. The memorial is less sensitive to change given its location within a modern pedestrian precinct. Given the temporary nature of the hoarding, and this separation distance, it is not considered that the proposed hoarding would have a significant detrimental impact to this Listed structure.

9.7 A significant tree is located on the northern corner of the application site, on land owned by Bracknell Regeneration Partnership. It has been confirmed that there will be no impact on the tree canopy as a result of the hoarding. In order to ensure that this tree is not damaged by the proposed hoarding a condition is recommended requiring tree protection details prior to the commencement of development.

iii. Transport and Highway Considerations

- 9.8 The proposed hoarding would not be considered to result in a highway safety impact on pedestrians or vehicles.

10. CONCLUSIONS

- 10.1 The proposed hoarding would be for a temporary period only, which would be secured by condition. It is not considered that it would be out of keeping with the character of a construction site and the temporary nature of the proposal would ensure that it would not result in a permanent impact on the site once it has been completed. It is not considered that the proposal would result in any significant impacts on highway safety or the Listed Building.

11. RECOMMENDATION

- 11.1 The application is recommended to be **APPROVED** subject to the following conditions:

01. The hoarding hereby permitted shall be removed and the land restored to its former condition on or before 13th February 2023.

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

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

Braccan Walk Hoarding – Received 3rd January 2020

Vehicle Tracking – Received 3rd January 2020

Proposed Elevations – Received 3rd January 2020

Hoarding Design – Received 10th January 2020

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

03. The hoarding hereby permitted shall not be installed until a scheme for the protection of existing trees 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. The development shall be carried out in 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]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions; however, they are required to be complied with:
1. Removal of hoarding
 2. Approved plans