

PLANNING AND TRANSPORTATION COMMITTEE

2 OCTOBER 1997

Present: Councillor Mrs. Ballin (Chairman)
Councillors Bayle, Blatchford, Mrs. Clifford,
Mrs Doyle, Finnie, Flood, Jones, Onions,
Mrs. Pile, Ryan, Sargeant, Veakins, Wade and Worrall.
County Councillor Mrs. Boyd

Apology for absence were received from:

Councillors Adams and Veakins

310. **Minutes**

The minutes of the meeting of the Committee held on 26 June 1997 were approved as a correct record and signed by the Chairman.

311. **Planning Control Sub Committee**

RESOLVED that the minutes of the meetings of the Planning Control Sub Committee held on 14 July 1997, 11 August 1997, and 8 September 1997, as set out in Appendices A, B and C hereto, be received.

312. **Highway Sub Committee**

RESOLVED that the minutes of the meeting of the Highway Sub Committee held on 15 September 1997 as set out in Appendix D hereto, be received and that the recommendations regarding additional highway responsibilities (Minute 58) and extension of term of contract for engineering works (Minute 62) be adopted.

313. **Local Government Reorganisation - Position Statement (Item 1)**

The Director of Planning and Transportation reported to the Committee on progress made on certain aspects of the local government reorganisation process. These included staffing matters, the future of the Babtie contract, office accommodation for the new department and arrangements for the joint Committee for Strategic Planning.

The report sought agreement to a form of words which would need to be adopted by the full Council to give effect to the new Joint Committee for Strategic Planning, the first formal meeting of which was scheduled for 3 November 1997.

RESOLVED that the progress made be noted.

RECOMMENDED that the Council agrees to give effect to the new Joint Committee for Strategic Planning by resolving that:-

- (i) Pursuant to the powers contained in Section 101(5) of the Local Government Act 1972, the Council discharge the functions described in the Joint Committee Protocol jointly with Reading Borough Council, Newbury District Council, Slough Borough Council, the Royal Borough of Windsor and Maidenhead and Wokingham District Council.
- (ii) A joint committee, to be known as the Joint Strategic Planning Committee, be set up pursuant to the powers contained in Section 102(1)(b) of the Local Government Act

1972 comprising one elected member nominated by each of the authorities referred to in (i) above, together with one elected member nominated by Bracknell Forest Borough Council.

- (iii) It be agreed that each of the authorities may, in addition, appoint a further elected member to attend the Joint Committee as an observer.
- (iv) Expenses incurred by the Joint Committee be shared on an equal basis between the authorities.
- (v) The term of office of each elected member nominated or appointed by each authority shall be a matter for each appointing authority to decide in relation to their elected members.
- (vi) Subject to the above, the provisions of the Joint Committee Protocol be agreed and the Borough Solicitor be authorised to enter into such agreement or agreements with the other authorities as may be necessary to give effect to these joint arrangements.

314. Revenue Budget Outturn Report 1996/97 (Item 2)

The Committee received a report comparing actual income and expenditure with the revised revenue budget for the Committee for the financial year ended 31 March 1997.

RESOLVED that the revenue budget outturn, provisions and earmarked balances be noted.

315. Draft Bracknell Town Centre Urban Design Framework (Item 3)

The Committee considered a draft Urban Design Framework for Bracknell Town Centre which had been developed by URBED with Jon Rowland Urban Design and which was intended to provide a sound basis for detailed planning for the regeneration of the town centre.

RESOLVED that the draft Bracknell Town Centre Urban Design Framework be published for consultation.

316. Planning and Affordable Housing: Department of the Environment, Transport and the Regions - Consultation on Draft Revised Circular 13/96 (Item 4 (i))

The Committee considered a report in which the Director of Planning and Transportation proposed a response to the Government consultation on revisions to Circular 13/96.

RESOLVED that the Department of the Environment, Transport and the Regions be informed that Bracknell Forest Borough Council:

- (i) welcomes this review and further clarification of Circular 13/96;
- (ii) requests further clarification of the term 'low cost market housing', which is considered confusing and ambiguous, and requests that the definition of affordable housing should be confined to subsidised housing only;
- (iii) accepts the reduction in threshold, but remains opposed to the setting of a minimum threshold by Government Circular. This should be a matter for the Local Planning Authority, in line with the housing need for the locality and determined through the local plan process;

317. **Bracknell Forest Borough Local Plan - Affordable Housing Policy (Item 4 (ii))**

The Committee considered a report in which the Director of Planning and Transportation suggested Further Proposed Changes to the Bracknell Forest Borough Local Plan in respect of affordable housing policy which took account of information from the Housing Needs Study together with the recently published consultation paper on Planning Affordable Housing.

RESOLVED that Further Proposed Changes be made to the Bracknell Forest Borough Local Plan to incorporate the following approach:-

- (i) The percentage of affordable housing to be sought in Policy H8 to remain at 20%;
- (ii) Pending the outcome of the consultation on revised circular 13/96, the threshold at which affordable housing is required be set at a net increase of 25 or more dwellings or 1 hectare;
- (iii) The definition of affordable housing to exclude "low cost" market housing.

318. **Bracknell Forest Borough Local Plan Review and Further Proposed Changes (Item 5)**

Notes: (i) Councillors Mrs Ballin, Flood, Jones, Sargeant and Wade declared an interest arising from the Council's land holding in Bracknell Town Centre and withdrew from the meeting during the discussion and voting on policy E1; proposal PE1(i); proposal PE1(ii); proposal PE1(iii); policy E6 and policy E7

(ii) Councillor Bayle declared a pecuniary interest in the potential redevelopment of the Bracknell Town Centre and withdrew from the meeting during the discussion and voting on policy E1; proposal PE1(i); proposal PE1(ii); proposal PE1(iii); Policy E6 and Policy E7.

(iii) Councillor Flood declared a pecuniary interest in policy R15 and withdrew from the meeting during the discussion and voting on that item.

(iv) Councillor Finnie was elected to Chair the meeting during that part of this item in which both the Chairman and the Vice Chairman had declared an interest and withdrawn from the meeting.

The Borough Planning Officer presented a detailed report on the results of the review of the Bracknell Forest Borough Local Plan (BFBLP), which had been requested by the Committee on 19 May 1997 (Minute 147. refers). The report recommended Further Proposed Changes to the deposit draft, re-examined the objections to the deposit draft, considered the counter objections to the proposed changes and recommended a procedure for consulting on the Further Proposed Changes prior to the Public Local Inquiry in 1998.

A number of detailed drafting amendments were made to the Further Proposed Changes document.

COUNCILLOR FINNIE IN THE CHAIR

RESOLVED that:

- (i) the Further Proposed Changes concerning Policy E1 - Development in Bracknell Town Centre; Proposal PE1i - Skimped Hill/High Street, Bracknell; Proposal PE1ii - South of Bracknell Town Centre; and Proposal PE1iii - Land between the Town

centre by-pass, The Ring, High Street and Town Square; Policy E6 - Hierarchy of Shopping Centres and Policy E7 - Shopping set out in Annexe B to the report, be published for public consultation.

MRS BALLIN IN THE CHAIR

- (ii) the Further Proposed Changes concerning Policy R15 - recreational development at Amen Corner, Binfield, set out in Annexe B to the report, be published for public consultation;
- (iii) the assessment contained in paragraphs 4.1 - 4.5 and Annexe A of this report be approved for the purpose of defining the outstanding housing requirement of Bracknell Forest Borough Local Plan (BFBLP);
- (iv) subject to the decision of the Council on Policy PH1.1 - Land at Peacock Farm, the remaining Further Proposed Changes, set out in Annexe B to the report, be published for public consultation;
- (v) the Borough Planning Officer in consultation with the Committee Chairman be delegated to make minor changes of clarity and accuracy to the BFBLP in order to take account of matters such as recent Government policy advice;
- (vi) the procedure for public consultation on the Further Proposed Changes detailed at Section 7 of this report be approved;
- (vii) the method for dealing with the further Proposed Changes at the Public Local Inquiry detailed at paragraph 8.4 of this report be adopted;
- (viii) the Further Proposed Changes to the BFBLP be approved for development control purposes.

Note: In accordance with Standing Order 44, the following decision was required to be submitted to the Council as a recommendation:

RECOMMENDED that the amendments to the Bracknell Forest Borough Local Plan in respect of development proposal for land at Peacock Farm, west of Bracknell, as set out in Annexe B to the report, be published as Further Proposed Changes.

319. Proposed Wildlife Heritage Site - Windsor Forest (East) and Crowthorne Woods (Item 6)

The Committee considered a report in which the Acting Borough Leisure Officer and the Director of Planning and Transportation proposed the designation of Windsor Forest (East) and Crowthorne Woods as a Wildlife Heritage Site.

RESOLVED that:

- (i) Windsor Forest (East) and Crowthorne Woods be added to the Borough Council's register of Wildlife Heritage Sites, as WHS502; and
- (ii) the existing Wildlife Heritage Sites 502, 503, 504, 315 and 614 be removed from the register of WHSs, as they are incorporated in the above new Wildlife Heritage Site 502.

320. Wildlife Heritage Sites 102 and 120: Proposed Boundary Amendment (Item 7)

The Committee considered a report in which the Acting Borough Leisure Officer and the Director of Planning and Transportation proposed boundary amendments to two Wildlife Heritage Sites in Binfield: Gardeners Copse, and Riggs Copse.

RESOLVED that the boundaries of Wildlife Heritage Site 102 (Gardeners Copse) and Wildlife Heritage Site 120 (Riggs Copse) be amended as detailed in the report.

321. Bracknell Forest Borough Council Leisure Strategy (Item 8)

The Director of Planning and Transportation advised the Committee of the publication of the Bracknell Forest Borough Council draft Leisure Strategy and, in a detailed report, suggested responses to those recommendations in the draft strategy which would have implications for the Planning and Transportation Committee in the future.

RESOLVED that the Leisure Services Committee be informed that the Planning and Transportation Committee:

- (i) recognises the difficult issues involved in the preparation of the draft Leisure Strategy;
- (ii) makes the detailed comments set out in the report, as amended in the Supplementary Report of the Borough Planning Officer

322. Northern Distributor Road, Bracknell Phases 4A and 5B (Item 9)

The Committee considered a progress report on the four sections of the Bracknell Northern Distributor road which remained to be built. The report outlined the current position in respect of each phase and discussed the possibility of a traffic analysis to identify any potential problems for traffic movements relating to the completion of Phases 4a and 5b.

RESOLVED

- (i) That the County Council be urged to take urgent steps to progress land acquisition for Phase 4A; and
- (ii) That further studies be authorised regarding the impact of the opening of each remaining section of the NDR on the local highway network.

323. The Nolan Committee Recommendations Relating to Town and Country Planning (Item 10)

The Committee considered a report from the Borough Solicitor on recommendations published by the Nolan Committee regarding standards of conduct in local government. The Audit Performance and Scrutiny Committee had referred the recommendations which related specifically to Town and Country Planning matters to the Planning and Transportation Committee for consideration.

RESOLVED that:-

- (i) a scheme for the training of Councillors in Town & Country Planning be established; and
- (ii) the Director of Planning & Transportation be instructed to prepare a draft training scheme for Councillors for the approval of the Committee; and
- (iii) the Director of Planning & Transportation and the Borough Solicitor be instructed to provide a further report to the Committee on whether the procedures of the Council

accord with the Code of Best Practice in Planning Procedures published by the Nolan Committee, the report to contain a draft planning code for publication; and

- (iv) the Director of Planning & Transportation and the Borough Solicitor be instructed to provide a further report to the Committee on the practical implications and consequences of further consultation on Planning Agreements.

324. Progress Report of Focus Group on Terms of Reference (Item 11)

The Committee considered a report on the progress made by the Focus Group established on 26 June 1997 to undertake a detailed review of the Committee's terms of reference, and delegations to officers and sub committees.

RECOMMENDED to the Strategy and Policy Committee:

- (i) That, pending the completion of the review of authorisations to Officers, the Director of Planning and Transportation be authorised to act as 'appointing officer' under Section 10(8) of the Party Wall etc. Act 1996;
- (ii) That each Parish/Town Council within the Borough be invited to appoint one representative to serve as a non-voting co-opted member of the Highways Sub Committee from 1 April 1998;
- (iii) That the recommendations of the Focus Group be considered as set out in the Appendices to the report and that particular attention be paid to:
 - (a) the areas of potential 'overlap' in the Drainage and Public Car Parks functions;
 - (b) the suggestion that service policy Committees be assigned responsibility for the strategic management and budget of their respective service departments.

325. Cycling Steering Group (Item 12)

The Committee considered a report seeking agreement to the continuation of the Cycling Steering Group and the appointment of members to serve on the Group.

RESOLVED that Councillors Adams and North be appointed to the Cycle Steering Group.

326. Integrated Transport Policy - Consultation (Item 13)

The Committee was advised that the publication of a consultative document on integrated transport policy to which the government had invited responses by 14 November 1997. It was suggested that a small group of members and officers discussed the paper and formulate a response for adoption by the Committee at its meeting on 13 November 1997.

RESOLVED that a Focus Group of members (3:2) and officers be formed to examine the Consultative Paper and report to the next meeting of the Committee.

327. Road Safety - Response to Motion 4/97 (Item 14)

The Committee was advised of the response received from the Minister of Transport in respect of Motion 4/97, which had been adopted at the meeting of the Council held on 1 July 1997.

RESOLVED that the terms of the reply received be noted.

The meeting commenced at 7.30 p.m. and concluded at 10.35 p.m.

CHAIRMAN