

Unrestricted Report

ITEM NO: 08

Application No.
20/00622/FUL
Site Address:

Ward:
Binfield With Warfield

Date Registered:
12 August 2020

Target Decision Date:
7 October 2020

Land North Of Cain Road Cain Road Bracknell Berkshire

Proposal: **Part retention/part erection of 2.4m timber hoarding for a temporary period of 24 months.**

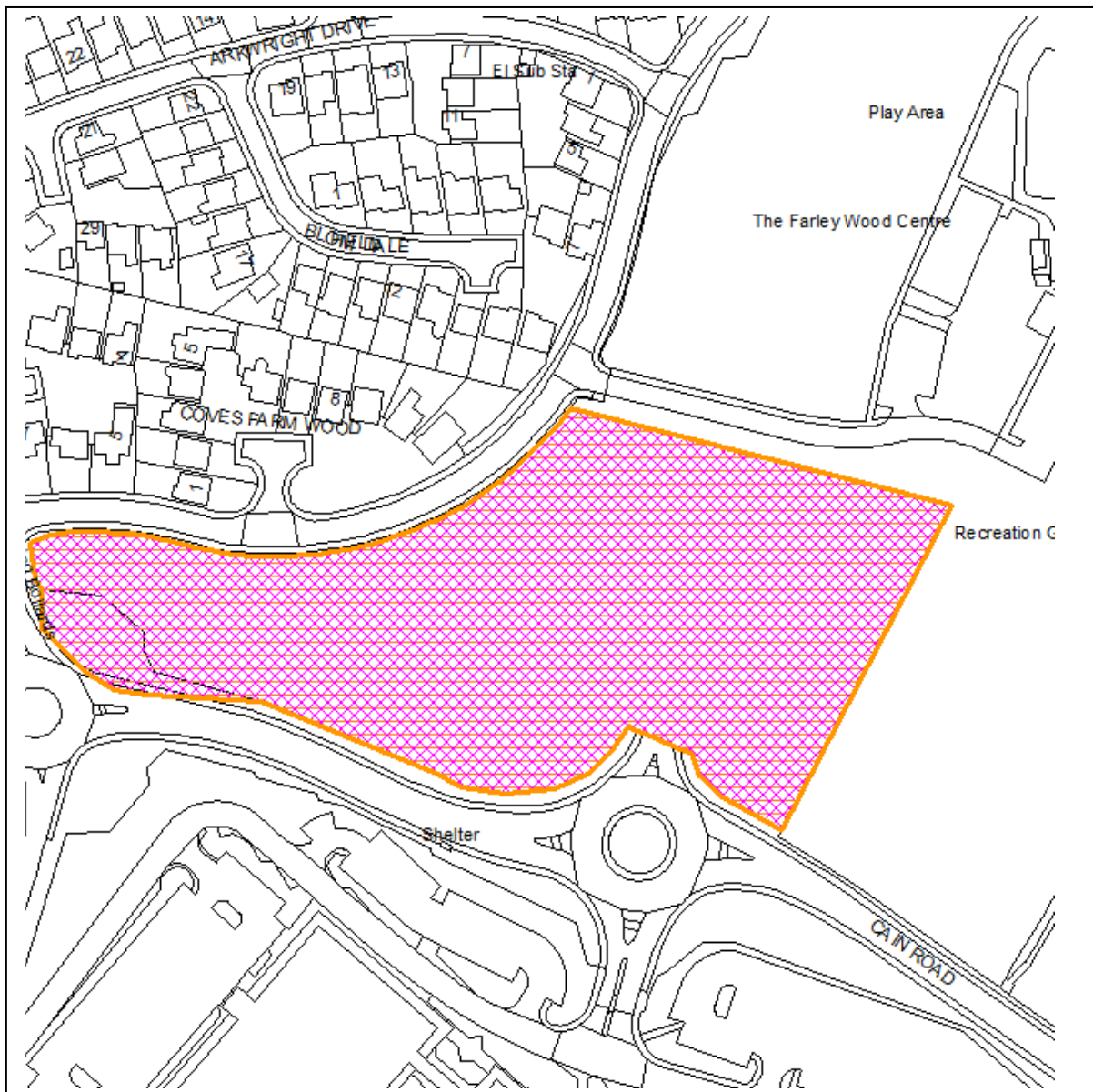
Applicant: Danescroft Land Ltd

Agent: Mr Sam Tiffin

Case Officer: Simon Roskilly, 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 part retention/part erection of a 2.4m high timber hoarding, surrounding a site known as the 'Island Site' off Cain Road, for a temporary period of 24 months. The hoarding has already been erected at the site. However, parts have been dismantled or broken, due to acts of vandalism and therefore this application is partly retrospective.
- 1.2 The application seeks to secure the land, which is allocated under Policy SA2 of the adopted Site Allocations Local Plan for residential development, by enclosing it with a 2.4m high wooden security hoarding. Planning permission is sought for the hoarding for a temporary period of 24 months.
- 1.3 Hoardings of this nature are common on sites that have either been allocated for development and/or are the subject of planning permission for redevelopment. This application proposes a means of securing the site from unauthorised access and does not relate to its future residential development. A separate application (ref: 20/00947/FUL) proposing the erection of a 70 bedroom care home and 55no. dwellings is currently being considered.
- 1.4 It is not considered that the part existing/part proposed hoarding would result in an adverse impact on the streetscene or the character and appearance of the area. The relationship with adjoining properties is acceptable and it is not considered that the development results in an unacceptable impact on highway safety or trees.

RECOMMENDATION
Planning permission 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 following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Inside the settlement boundary and allocated under SALP Policy SA2

- 3.1 The site is situated to the west of Bracknell and south of Popeswood village. The site contains existing vegetation predominantly along its north-eastern and eastern boundary, with sporadic clusters of overgrowth within the site.
- 3.2 A public footpath runs beside the eastern edge of the site from Cain Road linking into the Farley Wood Community Centre. Across the footpath is a football pitch and a large carpark serving the 3M centre. A roundabout on Cain Road sits just south of the site with an exit ending at the site boundary. Beyond this are two office buildings previously occupied by Hewlett Packard. West of the site is the Bracknell Ski Centre, featuring a dry skiing slope and an ice rink. Beyond this is a new development by Bellway Homes and beyond that, the A329.

3.3 To the north is Farley Wood Community Centre, which features a car park, tennis courts and recreation ground.

3.4 The site was allocated for 75 residential dwellings under SALP Policy SA2- Other Land within Defined Settlements

4. RELEVANT SITE HISTORY

4.1 20/00247/FUL- Erection of 70 bed care home (Class C2) with garden, parking and dedicated access off Turnpike Road and erection of 55 dwellings (7no. one bedroom, 13no. two bedroom, 28no. three bedroom and 7no. 4 bedroom) with associated parking, landscaping and access off Cain Road. [To be determined]

5. THE PROPOSAL

5.1 Planning permission (part retrospective) is sought for the erection of 2.4m high timber hoarding, surrounding the allocated site known as 'the Island site' off Cain Road, for a temporary period of 24 months.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council

6.1 Binfield Parish Council recommend refusal of the application stating:

'Binfield Parish Council is not in support of this retrospective application which is unsightly. It is felt that the organisation behind these works would have known of the need to seek approval in advance of any works'.

Other representations received

6.2 Six objections have been received from neighbouring properties. The issues raised can be summarised as follows:

- (i) Hoarding is already up, and the application only came in at the request of Planning Enforcement. [Officer comment: It is not an offence to apply for planning permission retrospectively. A retrospective planning application is, like any application, assessed against planning policy.]
- (ii) Hoarding is unsightly. [Officer comment: Since this application was submitted the hoarding, according to the applicant, has been made good where needed following incidents of vandalism. However, there are still parts of the hoarding that remain damaged and/or down. It is considered that conditions could be used to improve the visual appearance of the hoarding as set out later in this report].
- (iii) No known security concerns before with graffiti but likely to now be an issue. [Officer comment: The site owner has the right to secure the site, and given that works such as site clearance can take place at any time without requiring planning permission, it is not unreasonable to require a hoarding to prevent unauthorised access. If consent is granted, a condition could be used in order to ensure the hoarding is kept in good order.]
- (iv) Presence of hoarding suggests that planning permission will be granted on this site. [Officer comment: The hoarding is required to secure the site for a temporary period of time. Although the site has been allocated for residential development, and this type of development is acceptable in principle, any application for residential development will be determined on its own merits]

- (v) Concern that when site is developed traffic, in combination with the development of the Hewlett Packard site, would cause congestion on the highway network. [Officer comment: This application is for a hoarding and this issue is not material in the determination of this application]
- (vi) 75 dwellings represents an over development of the site. [Officer comment: This application is for hoarding and this issue is not material in the determination of this application]
- (vii) The application form states that there are no trees outside of the site that could be affected by development. This is untrue as there are trees that would be affected. [Officer comment: When assessing this application, the temporary siting of the hoarding is considered not to adversely impact upon the long-term health of any trees outside of this site.]
- (viii) Shrubs and trees have been cleared on site. [Officer comment: Shrubs and non-protected trees can be cleared from the site without the need for planning permission. The Council's Tree Officer has confirmed that they are happy with the temporary hoarding on-site].
- (ix) Possible historic landfill site on site [Officer comment: This issue is not material in the determination of this application.]
- (x) Where will the animals go? [Officer comment: The site owners have the right to secure their site, clear the site and in principle provide housing on site subject to a separate planning application. Given this, the impact of temporary hoarding on wildlife is not considered a reason to refuse this application. However, under application 20/00947/FUL the applicant will have to demonstrate that protected species are not harmed and that the development can not only mitigate its impact but also provide a net increase in biodiversity value]
- (xi) BT inspection covers enclosed within hoarding. [Officer comment: If there is a utility company that requires access to land in-order to inspect services then this is a discussion that both parties need to have as a civil matter and is not a valid planning concern.]

7. SUMMARY OF CONSULTATION RESPONSES

Highways

7.1 The Highway Authority has no objection to the retention of the hoarding for a temporary period of 24 months.

7.2 The Council's Tree Officer has no objection to this temporary application.

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 the CSDPD SA2 of the SALP	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent

Parking	Saved policy M9 of BFBLP and CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Binfield Neighbourhood Plan (2016)		

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 Transport implications
- v Impact on Trees

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 it having no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on character and appearance of the area

9.3 Policy EN20 of the BFBLP and Policy CS7 of the CSDPD are considered to have significant weight in relation to the NPPF, as they are consistent with Chapter 12 of the NPPF.

9.4 The current 2.4m high timber hoarding, which is dilapidated in places, surrounds an SALP allocated housing site known as the 'Island site'. The hoarding currently runs adjacent to Turnpike Road to the north, Cain Road to the south and Farley Copse recreation ground to the north and east. The hoarding is required in order to secure the site.

9.5 The height of the existing/proposed hoarding is considered to be in keeping with its settlement location, subject to agreeing a finish, and would be temporary in nature. Given this, the retention of the hoarding for a temporary period of 24 months is not considered detrimental to the character and appearance of the settlement area; and is therefore not considered contrary to BFLP Policy EN20 or CSDPD Policy CS7

iii. Impact on Residential Amenity

9.6 Residential properties are located to the north, on the opposite side of Turnpike Road. The retention/erection of a hoarding, for a temporary period of 24 months, is not considered to result in any adverse impacts upon residential amenity, in accordance with BFBLP 'Saved' Policy EN20 and the NPPF, subject to the recommended conditions.

iv. Transport implications

9.7 The Highway Authority was consulted on this application and confirmed that the retention/erection of hoarding, for a temporary period of 24 months, would not result in any Highway

Safety concerns. The application is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

v. Impact on trees

- 9.8 An old TPO, which was served as a 'Group' designation listing a number of trees by species, was in the 1990s dissected by the development of the Farley Wood Centre and its associated access road, east of this site. The Council's Tree Officer has confirmed that to try and determine which trees remain within the TPO would be extremely difficult.
- 9.9 Furthermore, the extent of the Group (in the vicinity of the recently erected hoarding) appears to be intended to protect trees which are no longer evident on site, i.e. the west end of the group, closest to the entrance to Farley Wood Centre. The remaining trees along that boundary, that might be argued to be covered by the TPO, remain intact. Having checked the interior of the proposed development site there is no evidence of any recently felled trees, instead there was evidence of old stumps indicating trees that were once there but had been cut down a long time ago.
- 9.10 The hoarding appears to have been erected very close to a number of mature trees (south-east end of the Group. However, the Council's Tree Officer is content that the hoarding will not result in any adverse impacts upon any protected trees.

10. CONCLUSIONS

- 10.1 The applicant seeks to secure the site by means of a part retrospective/part proposed 2.4m high wooden hoarding. The hoarding will remain in place for a period of 24 months from the date at which planning permission is granted.
- 10.2 Hoardings of this nature are common on sites that have either been allocated for development and/or are the subject of planning permission for redevelopment.
- 10.3 It is not considered that the hoarding results in an adverse impact on the streetscene or the character and appearance of the settlement.
- 10.4 The relationship with adjoining properties is considered acceptable and it is not considered that the development results in an unacceptable impact on the long-term health of protected trees, nor would it result in any highway safety concerns.
- 10.5 It is therefore considered that the proposed development complies with 'Saved' policies EN1 and EN20 of the BFBLP, Policies CS1, CS2 and CS7 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

That 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:

1. The development hereby approved shall be carried out only in accordance with the following approved plans:
 - 6392510 Hoarding Plan with Highway Boundary dated 4th February 2021.

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

2. Within 14 days of the date of this permission, details of a paint or stain finish for the hoarding hereby approved, shall be submitted for approval to the Local Planning Authority. Within one month of the date of approval of details pursuant to this condition, the hoarding shall be fully installed as shown on drawing 6392510 (Hoarding Plan with Highway Boundary 04.02.21) and finished with the agreed paint or stain. Thereafter the hoarding shall be maintained as approved.

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.

3. The hoarding hereby permitted shall be removed and the land restored to its former condition on or before 17th July 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.

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 favor 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. Approved Plans.
3. Removal of temporary hoarding on or before 17th July 2023.

03. The applicant is advised that the following conditions require discharging and implementing:

2. Details of paint or stain and full installation of hoarding.