

**BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
16th September 2021
SUPPLEMENTARY REPORT**

Correspondence received and matters arising following preparation of the agenda.

Item No: 06

20/00716/FUL

329 Yorktown Road College Town Sandhurst Berkshire GU47 0QA

ADDITIONAL REPRESENTATIONS

Two additional letters of objections have been received, from the occupiers of properties which have previously submitted representations on this scheme. As such, letters of objection have been received from the occupiers of seven properties. The objections submitted are on the following grounds:

- (i) The principle of development should not be acceptable due to issues concerning design and highway safety
- (ii) The design of the scheme is substandard, and the submitted information insufficient to make a full assessment of the impact
- (iii) The development would have an overbearing impact, and the intensification of the access would have a detrimental impact on the amenity of the occupiers of neighbouring properties.
- (iv) The access arrangements are not suitable and would cause highway safety issues
- (v) The impact of construction works on residential amenity
- (vi) The local community are not supportive of the scheme

AMENDMENT TO RECOMMENDATION

Condition 07 amended to read:

"No dwelling shall be occupied until the all the vehicle parking and turning spaces shown on the approved plan, with two car parking spaces per dwelling (six car parking spaces in total) has been surfaced and marked out. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users. [Relevant Policies: BFBLP M9, Core Strategy DPD CS23]"

Additional Condition 21 inserted:

"No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plan.

REASON: In the interests of highway safety and amenity of neighbouring dwellings

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]"

Amendment to Informative 02:

Although they must be complied with, no details are required to be submitted in relation to the following conditions:

- (1) Commencement of development
- (2) Approved plans
- (4) Future windows
- (5) Widened access
- (6) Construction of access
- (7) Parking
- (8) Cycle storage
- (9) Bin collection
- (11) No gates
- (19) SuDS

The applicant is advised that the following conditions require discharging prior to the commencement/occupation of development:

- (3) Materials
 - (10) Fire-suppression water mist system
 - (12) Construction scheme
 - (13) Landscaping scheme
 - (14) Boundary treatments
 - (15) Biodiversity enhancements
 - (16) Sustainability Statement
 - (17) Energy Demand Assessment
 - (18) Finished floor levels
 - (20) Contamination assessment
 - (21) Construction management plan
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