

Unrestricted Report

ITEM NO: 06

Application No.
21/00755/PAC
Site Address:

Ward:
Bullbrook

Date Registered:
23 July 2021

Target Decision Date:
17 September 2021

**Lily Hill House Lily Hill Road Bracknell Berkshire
RG12 2SJ**

Proposal: **Prior approval for change of use from B1 (offices) to C3 (residential) to form 33 No. flats.**

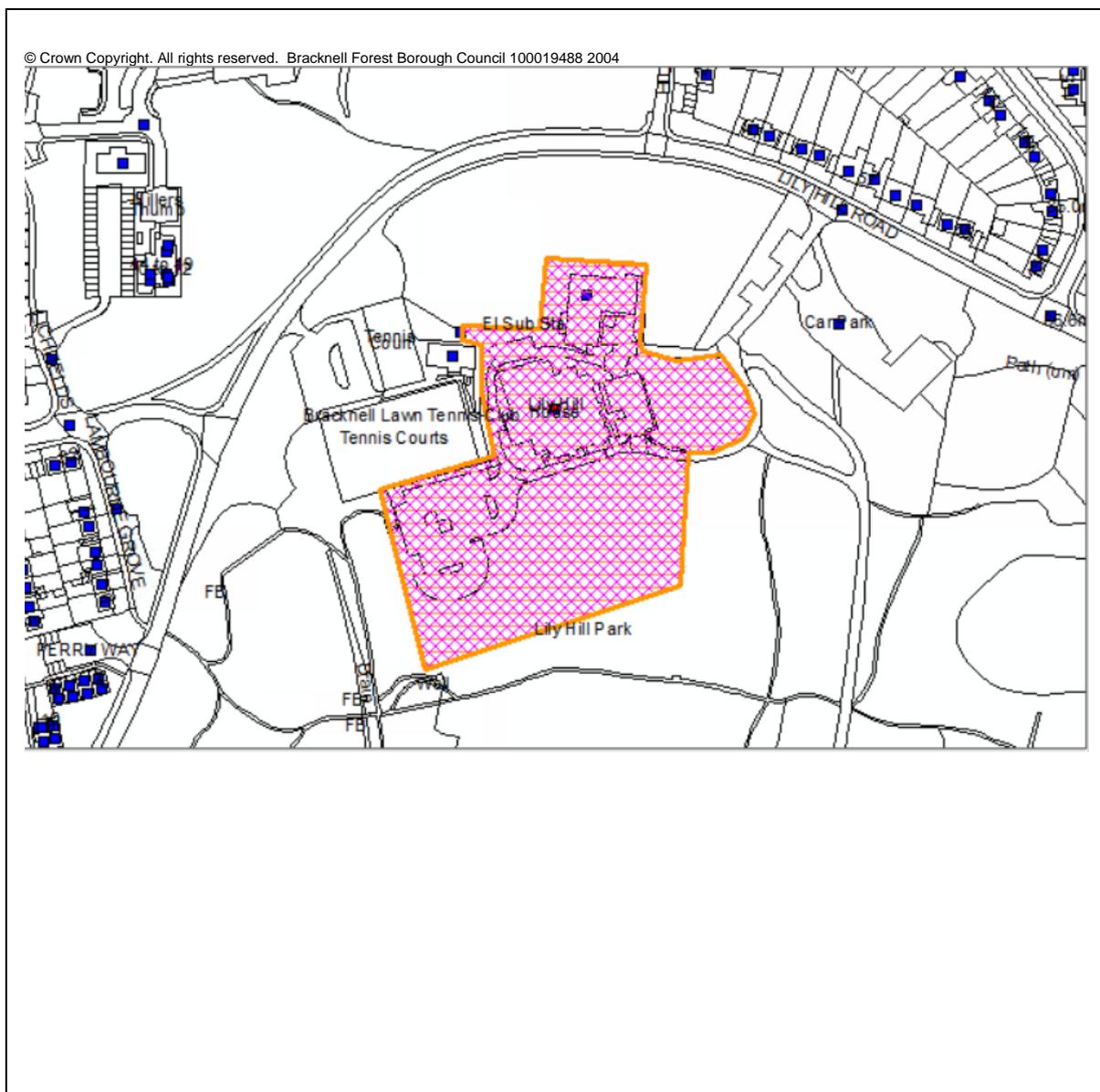
Applicant: RJ2 Investment Inc Ltd

Agent: Mr Paul Dickinson

Case Officer: Jo Male, 01344 352000

Development.control@bracknell-forest.gov.uk

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



1. SUMMARY

- 1.1 Prior Approval is sought for the change of use of 2no. detached buildings (Lily Hill House and Lily Hill Court) from offices (Class B1 (a)) to 33no. flats (Class C3).
- 1.2 The proposal complies with the criteria set out in Paragraph O.1 of Class O, Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval can therefore be granted subject to appropriate conditions relating to noise and highway impact.
- 1.3 For the purposes of the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020 which came into force on 1st September 2020 the buildings are now classified under Class E. However, section 3(3) of these regulations applies to applications made prior to 31st July 2021 and specifies that, in relation to applications subject to prior approval under Schedule 2 of the GPDO, reference to uses or use classes should be made to the Schedule to the Use Classes Order on 31st August 2020. This application was submitted on 23rd July 2021 and as such the buildings will be referred to as being in Class B1(a) use.

2. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Within 5km of the SPA
Local Wildlife Site

- 2.1 Lily Hill House is a 3 storey building of historic interest which appears on the Local List. It has been extended on its northern side by way of a modern addition forming a two storey atrium. It is set within an area of extensive restored heritage parkland and gardens which is accessible as public open space known as Lily Hill Park. However, Lily Hill House is not statutorily listed and its parkland setting is not a Registered Park and Garden.
- 2.2 To the north of Lily Hill House lies Lily Hill Court, a two storey modern building. The lawful use of both buildings is for Class B1(a) office purposes.
- 2.3 A central access road encircles Lily Hill House with car parking for the offices provided to their east, north and south-west. Access to the wider site is provided from Lily Hill Road, with the surrounding area predominantly undeveloped other than that associated with Bracknell Tennis Club which is set immediately to the west of Lily Hill House.
- 2.4 The site lies within the defined settlement and is designated as a Local Wildlife Site on the Policies Map. It also lies within the SPA 5km buffer zone.

3. REASON FOR BEING PRESENTED TO COMMITTEE

- 3.1 The application has been reported to the Advisory Planning Committee due to the number of objections received.

4. RELEVANT SITE HISTORY

4.1 The relevant site history can be summarised as follows:

07/00017/FUL - Relocation of entrance and external alterations to existing office extension at Lily Hill House and external alterations to Lily Hill Court. Approved.

624384 - Erection of 2 storey office extension to rear of house (892sq.m including internal courtyard) following demolition of former caretakers accommodation and bridge link to modern annex building. Refurbishment of exterior of building including reinstatement of balustrading and finials to bay windows, porch and gable ends. Formation of new car park to south-west of house with associated lighting and landscaping. Change to boundary treatments including construction of "ha-ha" to south of house and removal of close-boarded fencing. Approved Subject to s106 legal agreement.

5. THE PROPOSAL

5.1 Prior approval is sought for the change of use of the existing buildings from Class B1(a) (office) to Class C3 (dwellinghouse) in accordance with Class O of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Pursuant to paragraph W of the same legislation, the applicant is applying for prior approval for this change of use.

5.2 It is proposed that Lily Hill House be converted to provide a total of 20 apartments, comprising 12no. one bed or studio apartments, 6no. 2 bed apartments and 2no. 3 bed apartments.

5.3 In Lily Hill Court, a total of 13 units would be provided comprising 3no. 1 bedroom flats, and 10no. 2 bedroom units.

5.4 No external changes to the buildings are proposed.

5.5 The site currently provides 102 parking spaces. Of these, a total of 59 would be allocated for use by residential occupiers in accordance with the Council's adopted parking standards. These are shown located in front of Lily Hill House and Lily Hill Court, on the northern side of the access road that encircles Lily Hill House and within the car park to the south-west of this building.

5.6 Refuse and recycling facilities are shown to serve both buildings within existing fenced enclosures. Covered cycle parking is also currently provided for 15 bicycles. In addition, further cycle storage for 23 bicycles will be provided at ground floor level within each of the buildings.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 The Town Council is aware of the application however no comments have been made given the nature of the Prior Approval application.

Representations

6.2 40 letters of objection have been received including one on behalf of Bracknell Tennis Club members and another from Bracknell Rugby Club raising the following concerns:

- Loss of employment facilities
- Imbalance between jobs and homes
- Adverse impact on Lily Hill Park
- Building has existing relationship with Bracknell Tennis Club; concern re windows overlooking tennis club and if future residents complain about noise and disturbance from this existing use
- Potential future complaints from residents in relation to existing use of Lily Hill Park by Bracknell Rugby Club
- Need to respect planning conditions imposed on previous permissions aimed at protecting the heritage setting of Lily Hill House
- Need for future covenants
- Insufficient health services locally to support new residential development
- Questions if proposal will lead to tree loss or reduce access to public open space
- Queries future use and maintenance of remaining car parking area not allocated for use to future residents and requests landscaping condition be imposed
- More car parking should be provided to serve future use
- Inadequate sewerage and drainage capacity serving the existing building
- Future pressure for means of enclosure to ensure security
- Impact of domestic pets on Lily Hill Park as SANG
- 33 flats is too intensive a development and the local park and infrastructure will be adversely affected
- Site should be protected as heritage asset and reserved for sport and open space purposes
- Vacant office space elsewhere in the Borough is better suited to provide residential accommodation

6.3 In addition, a representation has been received from the Bracknell Forest Society, which does not object to the principle of the residential conversion, and is pleased to note that the proposals do not indicate significant alterations to the external appearance of the House as seen from the Park, however raises the following concerns:

- Historic character of the house and grounds in relation to Park must be maintained in the long term.
- Planning conditions imposed on previous permissions when house was renovated in 2007 must continue to be complied with.
- Queries what plan is being made for the remainder of the car parking
- Future occupants should be made aware of the proximity of the tennis club and that floodlights are used during the evenings
- Developer should be made aware of various covenants and restrictions that apply to the land
- Agree with the comments supplied by the Environmental Policy Officer in respect of the impact on the Thames Basin Heaths SPA.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

Access

7.1 The application boundary needs to be extended to include the access and egress routes up to the adopted highway of Lily Hill Road. The site shares part of its access to

the adopted highway with Lily Hill Park. South of this, there are separate IN (access) and OUT (egress) routes from the site; these do not meet adoptable highway standards and therefore it is unlikely that the site would be served by Bracknell Forest Council's refuse vehicles.

Parking

7.2 59 car parking spaces are stated on the planning statement paragraph 3.6, these are annotated in areas of 6, 18 and 28 car parking spaces on the External Site Layout, along with a coloured area of 7 further car parking spaces which are not annotated to the north-west of the building. This meets the requirements of the Parking Standards SPD (March 2016).

7.3 61 cycle parking spaces are proposed, with a mixture of external and ground floor cycle parking areas. The ground floor cycle parking areas appear very tight on space and it is unclear if the anticipated number of cycles can be accommodated. It is recommended that details of cycle parking are required by condition before commencement of development.

Trip Generation

7.4 A TRICS-based trip comparison between the extant B1 office and proposed flats indicates that there would be a reduction in trips during both peak hours and daily from the 33 flats, compared with the existing use.

Conclusion on Highway Issues

7.5 Amendments to the red-line boundary were requested, incorporating the access and egress to the site up to the boundary with the adopted highway. An amended site location plan has been received and the Highway Authority therefore raises no objection to the proposed development subject to conditions, as follows:

- Securing car parking in accordance with the approved layout;
- Requiring details of visitor parking (including signage for this) to be provided;
- Requiring details of cycle parking to be provided before commencement of development; and
- Restricting the site to private refuse collection only (subject to input from the waste team). [Planning Officer note: this issue can be dealt with by means of an informative rather than a condition].

Environmental Health

7.6 No objection but recommends conditions relating to hours of working for demolition/construction and a Construction Environmental Management Plan. Makes a recommendation that only "like" rooms (i.e. bedroom to bedroom) should be situated next to each other, in order to avoid potential noise concerns. This comment has been passed onto the applicant and is recommended as an informative on the decision notice.

Thames Water

7.7 No Objections

Waste

7.8 The Waste and Recycling Manager comments that although the existing bin stores will fit the bins required, the space will be very tight and the layout of bins is not easy to use, as they will be accessed side-on rather than from the front. It is recommended that an informative to this effect be included.

SPA Officer

- 7.9 An Appropriate Assessment which satisfies the consultation requirements of Regulation 63(3) of the Conservation of Habitats and Species Regulations (2017) as amended has been undertaken and an informative is recommended.

8. PRINCIPLE OF DEVELOPMENT

- 8.1 In assessing this type of prior approval application, the Council can only assess whether the proposal is likely to result in transport and highway implications, contamination issues, flooding issues, any impacts of noise from commercial premises on the intended occupiers of the development and the adequacy of natural light provided to all habitable rooms.
- 8.2 If there are no implications associated with these matters, the development is considered to be permitted development.
- 8.3 The concerns of local residents including the Bracknell Forest Society are noted and where these do not relate to the aforementioned matters they are addressed in Section 9 below.

RELEVANT LEGISLATION

- 8.4 Class O of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) to a use falling within Class C3 (dwellinghouses) of that schedule.

Paragraph O.1 states that development is not permitted by Class O if:

(b) The building was not used for a use falling within Class B1(a) (offices) of the Schedule to the Use Class Order-

On 29th May 2013, or

In the case of a building which was in use before that date but was not in use on that date, when it was last in use;

(d) The site is, or forms part of, a safety hazard area;

(e) This site is, or forms part of, a military explosives storage area;

(f) The building is a listed building or is within the curtilage of a listed building; or

(g) The site is, or contains, a scheduled monument.

- 8.5 Paragraph O.2(1) states that development under Class O is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

- transport and highways impacts of the development,
- contamination risks on the site,
- flooding risks on the site,
- impacts of noise from commercial premises on the intended occupiers of the development, and
- the provision of adequate natural light in all habitable rooms of the dwellinghouses.

and the provisions of paragraph W (prior approval) apply in relation to that application.

- 8.6 Paragraph O.2(2) states that development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.
- 8.7 Paragraph W sets out the procedure to be followed where a developer is required to apply for prior approval to the Local Planning Authority under any class falling within Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This paragraph states that the Local Planning Authority may refuse an application where, in the opinion of the authority, the proposed development does not comply with, or the applicant has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in this Part as being applicable to the development in question.

ASSESSMENT

- 8.8 With regard to the criteria set out in paragraph O.1:

- (b) The buildings are currently in use as offices falling within Class B1(a).
- (c) The site does not form part of a safety hazard area.
- (d) The site does not form part of a military explosives storage area.
- (e) The building is not Listed or within the curtilage of a Listed Building. Whilst the building is locally listed, Section 2 Interpretation of the GPDO is specific that "listed building" for the purposes of the Order has the same meaning as in the Planning (Listed Buildings and Conservation Areas) Act 1990 and this specifies that it means a building which is included in the list compiled or approved by the Secretary of State.
- (f) The site is not, and does not contain, a scheduled monument.

- 8.9 With regard to the conditions listed in paragraph O.2:

Transport and Highways Impact of the Development

- 8.10 The applicants have submitted a revised plan which extends the red line up to the adopted highway as requested by the Highway Authority. The access roads within the site are not constructed to adoptable standards such that they are unlikely to be accessible to Council operated refuse vehicles. An informative to this effect is recommended. However, the existing office development is served by waste disposal and delivery vehicles and private operators would be able to serve the residential development.
- 8.11 The proposed residential use of the site will result in a reduction in trips when compared with the existing use and sufficient parking is indicated to serve the proposed use. As a result, it is not considered that any transport or highways implications of the development would be sufficient to warrant refusal of this prior approval application.

Contamination Risks on the Site

- 8.12 The site is not on land that is known to be contaminated and the Environmental Health Officer has raised no concerns in this respect.

Flooding Risks on the Site

- 8.13 The Application site is within Flood Zone 1 and is generally at low risk of flooding. The

Council's records do not indicate that the site is at risk from surface water flooding.
Impacts of Noise from Commercial Premises on the Intended Occupiers of the Development

- 8.14 The proposed use for residential is more sensitive to noise than the existing office use. However, the buildings are set centrally within Lily Hill Park and there are no potential sources of noise from commercial premises within the immediate vicinity of the development.

Provision of adequate natural light in all habitable rooms

- 8.15 Para (2A) of Class W which sets out the prior approval process for such developments, indicates 'Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellings'. In this instance, the majority of the habitable rooms have ample access to adequate natural light given the large scale of the existing windows within both Lily Hill House and Lily Hill Court.
- 8.16 However, as originally submitted, there was concern that the amount of natural light available within 4no. studio flats was inadequate. There is no absolute standard either within planning or the Building Regulations as to the amount of natural light that a habitable room should receive. However, the BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' provides advice on the impact of development in terms of daylight and sunlight and has been developed in conjunction with daylight and sunlight recommendations in BS8206 Part2 Lighting for Buildings – Code of Practice for Daylighting.
- 8.17 The applicant has submitted a Daylight and Sunlight Assessment that refers to modelling undertaken to ensure that the level of natural light within habitable rooms meets the guidance values in BS8206-2 and the BRE report. This Assessment is based on plans which show an amendment to the layout of the 4no. studio flats in question. It concludes that each of the units modelled (Flats J, T, U and V) would meet guidance levels for daylight. The findings of this report are accepted and the application is considered acceptable on this ground.

9. ISSUES RAISED BY RESIDENTS

- 9.1 As set out in this report, permitted development regulations only allow the Local Planning Authority to consider a limited range of issues in determining whether Prior Approval for the development is required and should be granted. The concerns of residents, particularly in relation to the development's impact on the historic interest of Lily Hill House and park are noted and the following comments are made:
- 9.2 The prior approval relates only to the change of use of the existing building and does not grant permission for any external changes to the building. An informative drawing the applicant's attention to this is recommended. Furthermore, the resultant flats will not benefit from any permitted development rights which would allow the installation of domestic paraphernalia on or around the building for example external lighting, sheds, hardstanding or satellite dishes (although fencing could be erected see below). It is recommended that an informative is imposed, drawing the applicant's attention to the desirability of maintaining the existing setting to the house and the fact that the LPA is unlikely to grant planning permission for any form of development that would impact on its open character.

- 9.3 Concerns have also been raised in relation to the ongoing maintenance of the Park and the ability to enforce previous planning conditions. Unfortunately, once this deemed consent is granted and implemented, it supercedes earlier permissions and the LPA is unable to legally enforce any conditions previously imposed.
- 9.4 Those conditions identified as still having a planning purpose relate to the retention of landscaped areas and restrictions on means of enclosure.
- 9.5 Para. 13 of Class W which sets out the procedure for applications for prior approval under Part 3 of the GDPO, indicates that 'the local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval'. In this instance, since the prior approval relates to the conversion of the existing building to Class C3 use, it is considered that a condition removing permitted development rights for the erection of gates, fences etc. is reasonably related to the subject matter of the prior approval and so may be imposed as any such means of enclosure would have an impact on the setting of this locally listed building and the associated parkland. An appropriately worded condition is included in Section 11 of this report.
- 9.6 The Council owns Lily Hill Park and therefore the maintenance of the Park falls under its jurisdiction. The Parks and Countryside Development Manager is aware of the application and has raised concern about the impact of any future development at Lily Hill House on the surrounding historic parkland. The recommended removal of permitted development rights as they relate to means of enclosure is intended to help alleviate this concern. The Legal Services Department has advised that the freehold owners of Lily Hill House own land providing direct access to Lily Hill Road (included within the application site), over which the Council has leasehold rights.

10. CONCLUSION

- 10.1 An assessment has been made of the proposal and it is considered that prior approval is required for the change of use of the building from an office use (B1(a)) to residential flats (C3).
- 10.2 The proposal complies with the criteria set out within Paragraph O.1 of Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval can therefore be granted subject to appropriate conditions relating to noise and highway impact and removing permitted development rights as they relate to means of enclosure.

11. RECOMMENDATION

The Assistant Director: Planning be recommended to **GRANT Prior Approval** subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. Development under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), must be completed within a period of 3 years starting from the prior approval date.
02. This development must be carried out in accordance with the following plans received by the Local Planning Authority, received 23.07.2021, 28.09.2021 and 15.10.2021:
Lily Hill House Proposed Ground Floor Plan Dwg: 210B
Lily Hill House Proposed First Floor Plan Dwg: 211B

Lily Hill House Proposed Second Floor Plan Dwg: 212B
Lily Hill House Proposed Roof Plan Dwg: 213
Lily Hill House Proposed North and South Elevations Dwg: 214
Lily Hill House Proposed East and West Elevations Dwg: 215
Lily Hill Court Proposed Ground Floor Plan Dwg: 230
Lily Hill Court Proposed First Floor Plan Dwg: 231
Lily Hill Court Proposed Roof Plan Dwg: 232
Lily Hill Court Proposed North and South Elevations Dwg: 233
Lily Hill House Proposed East and West Elevations Dwg: 234
Site Location Plan Dwg: 240A
External Site Layout Dwg: 241

03. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or public holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period

04. No development, including demolition and site clearance, shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:-
- the control of dust, odour and other effluvia
 - the control of noise (including noise from any aspect of the construction and permitted working hours)
 - the control of pests and other vermin (particularly during site clearance)
 - the control of surface water run-off
 - the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site

Construction activity shall be carried out in accordance with the approved CEMP.

REASON: In the interests of the amenities of the area.

05. No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for at least 59 cars to be parked, and for vehicles to turn and leave the site in a forward gear. The spaces shall not thereafter be used for any purpose other than parking to serve the flats.

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]

06. No dwelling shall be occupied until at least 61 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

7. No dwelling shall be occupied until a scheme of signage and markings for the visitor parking has been submitted to and approved in writing by the Local Planning Authority and the approved visitor parking and signage has been provided. The approved visitor parking and signage shall thereafter be retained and maintained in accordance with the approved details.

REASON In the interests of highway safety and personal safety within the car and cycle parking areas.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

8. Notwithstanding the provisions of Part 2 Class A of the Second Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls, or other means of enclosure, shall be erected.

REASON: To retain the open character of the setting of this locally listed building in the interests of its historic significance and the visual amenity of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

Informative(s):

01. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2010. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless a planning obligation is entered into under Section 106 of the Town & Country Planning Act 1990 to ensure that the development has no adverse impact upon the Special Protection Area. Your development comprises such a form of development.
02. Any external alterations proposed would require the submission of a full planning application.
03. The applicant is advised that the Local Planning Authority is unlikely to grant planning permission for any future development which impacts upon the open and undeveloped setting of Lily Hill House.
04. The layout and size of the dwellings created must be sufficient for the safe use of the amenities and must not result in over occupation, otherwise a Hazard under part 1 of the Housing Act 2004 may be created and as such could be subject to formal action under that legislation.
05. The applicant's attention is drawn to the advice received from the Environmental Health Officer which identifies the necessity of being aware of sound transmission between rooms and dwellings. The developer should have regard to the relevant guidance on house design and sound e.g. BS8233:2014. It is recommended that only "like" rooms are situated next to each other, for example a noise sensitive bedroom, should not adjoin a lounge/living area/kitchen or bathroom. Bedrooms should also ideally not be located next to front doors or lifts, where noise can be emanated regularly.

06. The applicant is advised that the internal access roads within Lily Hill Park are not built to adoptable standards and therefore it is unlikely that the future residential use of the site can be served by Bracknell Forest Council's refuse vehicles.
07. The applicant's attention is drawn to Thames Water's advice as follows:
Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.
<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FApply-and-pay-for-services%2FWastewater-services&data=04%7C01%7Cdevelopment.control%40bracknell-forest.gov.uk%7C7940f814cbe74bec89c008d9580609c9%7Cf54c93b70883478fbf3d56e09b7ca0b7%7C0%7C0%7C637637605240392577%7CUnknown%7CTWfPbGZsb3d8eyJWljoIMC4wLjAwMDAilCJQljoiv2luMzliLcJBTil6lk1haWwiLcJXVCI6Mn0%3D%7C1000&sdata=OdEcQO%2Bo%2FmygRJpdc7KdMdbz%2Fe2%2BTLQfrz4aVo4Vdo0%3D&reserved=0>.

With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444-448200

08. It is recommended that the following guidance is taken into consideration in the provision of recycling and refuse storage: www.bracknell-forest.gov.uk/council-and-democracy/strategies-plans-and-policies/strategy-and-policy-documents/bins-and-recycling-strategies-and-policies.
09. Under CIL regulation 64 where general consents are granted for development via the Town and Country Planning (General Permitted Development) (England) Order 2015, the developer or landowner should submit a Notice of Chargeable Development to the Bracknell Forest Council before commencement. Failure to submit a Notice of Chargeable Development may result in the charging authority being unable to establish lawful use of existing floor space, leading to the issue of a Notice of Chargeable Development by the charging authority, a surcharge and full payment of the CIL liability immediately on commencement.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed on-line at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk