

Unrestricted Report

ITEM NO:

Application No.
21/00793/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
11 August 2021

Target Decision Date:
6 October 2021

Site Address:

**King George V Recreation Ground Winkfield Row
Bracknell Berkshire**

Proposal:

Installation of public toilet facility (amendment to location on original application 19/01125/FUL).

Applicant:

Mrs Marcia Milsom on behalf of Winkfield Parish Council

Agent:

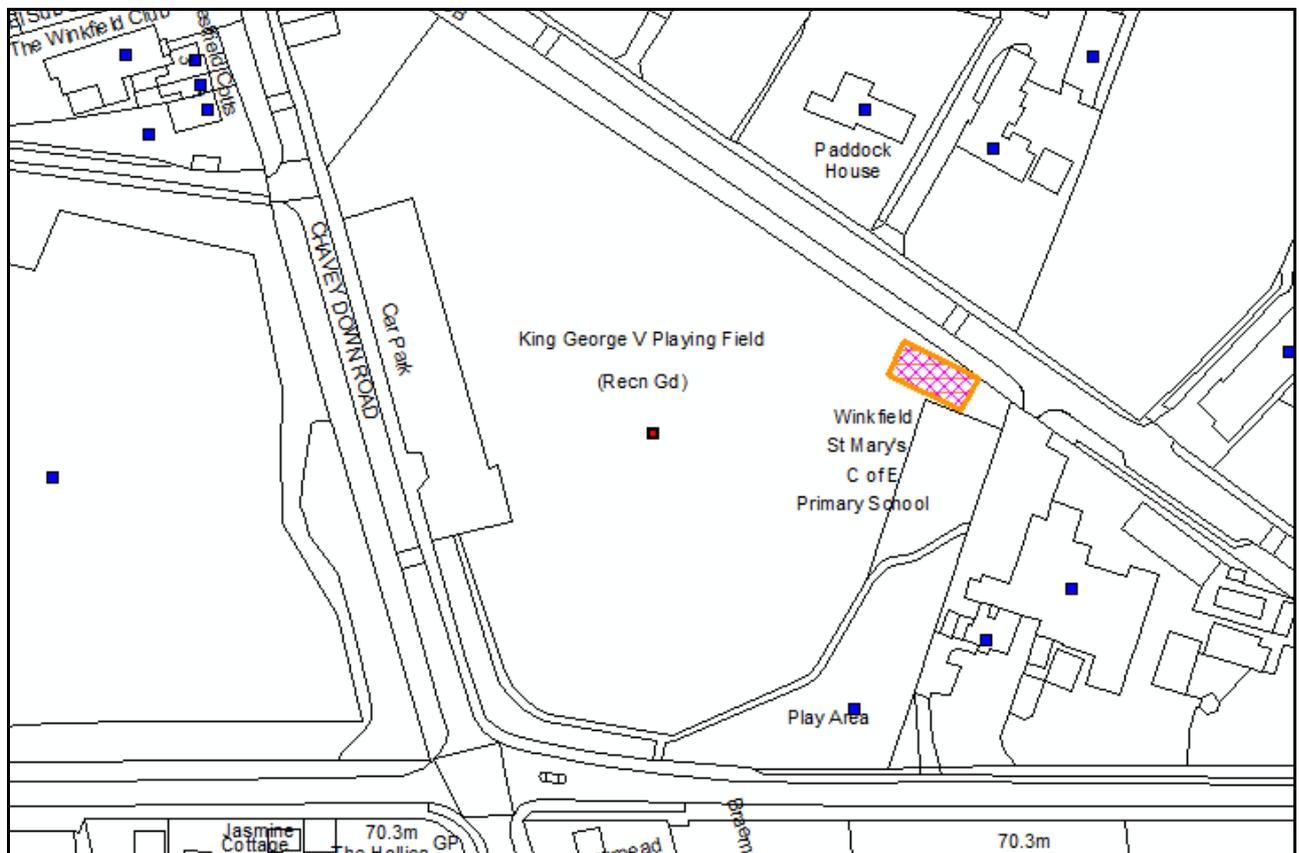
(There is no agent for this application)

Case Officer:

Olivia Jones, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection of a detached public toilet building within King George V Recreation Grounds.
- 1.2 The scheme is similar to a development allowed under planning permission 19/01125/FUL. This new scheme proposes to relocate the toilets to a position next to the Winkfield Row entrance and the building would be clad with a timber-like material rather than being built of brick.
- 1.3 The proposed development is not considered to adversely impact the countryside setting or the character and appearance of the surrounding area. The proposal would not be detrimental to the residential amenities of neighbouring occupiers. There would be no adverse highway safety implications.

RECOMMENDATION
The Assistant Director: Planning be recommended to approve the application subject to the conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO THE ADVISORY PLANNING COMMITTEE

- 2.1 The application is being reported to the Advisory Planning Committee at the request of Councillor Dudley due to concerns regarding the design and management of the facilities.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Countryside
Area C ('Winkfield Row North') of the Northern Villages Study Area within the Character Area Assessments SPD (2010).

- 3.1 King George V Recreation Ground is located on the triangle of land between Chavey Down Road, Forest Road and Winkfield Row. The Recreation Ground is located to the west of Winkfield St Marys Church of England Primary School.

4. RELEVANT SITE HISTORY

- 4.1 The most recent applications relating to the site are:

622180

Construction of footpath from car park to play area and school.
Approved 1997

19/01125/FUL

Erection of public toilet facility
Approved 2020

5. THE PROPOSAL

- 5.1 The proposed development consists of a public toilet building with two cubicles. The building would have a pitched roof, with a ridge height of 2.9m and an eaves height of 2.1m. The building would have a width of 4.1m and a depth of 3m. The building would be clad with a timber-like material ('thermowood'), with steel roof sheeting.



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

- 6.1 Winkfield Parish Council is the applicant for this application.

Other Representations

- 6.2 No letters of objection have been received.
- 6.3 Two letters of support have been received.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highway Officer

- 7.1 No objection

Drainage Officer

- 7.2 No objection

Environmental Health Officer

- 7.3 No objection

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP (Site Allocations Local Plan), CS1 & CS2 of CSDPD (Core Strategy Development Plan Document)	Consistent (except for CP1 of SALP which is not wholly consistent)
Countryside	CSDPD Policy CS9 'Saved' Policies EN8 and H6 of the BFBLP (Bracknell Forest Borough Local Plan)	Limited weight
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential amenity	'Saved' policies EN1, EN2, EN20 and EN25 of the BFBLP	Consistent
Transport	CS23 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Character Area Assessments SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on character and appearance of surrounding area
- iii. Impact on residential amenity
- iv. Impact on highway safety

i. Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (para. 2).

9.3 Policy CS1 of the CSDPD states that development will be permitted which makes efficient use of land and protects and enhances the health, education and safety of the local population. Policy CS8 of the CSDPD states that development will be permitted which retains, improves and maintains existing Recreational Facilities. These policies are considered to be consistent with the NPPF, and as a consequence are considered to carry significant weight.

9.4 The proposed development would provide public toilet facilities for use in conjunction with King George V Recreation Ground. This development would improve the usability and desirability of this site. The proposed development would not be located on any playing fields, and therefore would not result in the loss or erosion of existing sports facilities.

9.5 As such the proposal is considered acceptable in principle subject to the below considerations.

ii. Impact on Character and Appearance of Surrounding Area

9.6 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that Bracknell Forest Council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Section 12 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.7 The application site is located within Area C ('Winkfield Row North') of the Northern Villages Study Area within the Character Area Assessments SPD (2010). This document defines the recreation ground as a southern focal point for the village, and an open space separating Winkfield Row South from the character area.

9.8 The proposed facilities would be located at the entrance to King George V Recreation Ground from Winkfield Row. The building is single storey and is not considered to appear unduly prominent from these views. It is not considered that a building of this scale would appear out of keeping in a recreation ground.

9.9 The proposed building would be clad with a timber-like material with a roof of steel sheeting which has the appearance of roof tiles. These materials are not considered to appear incongruous within the setting of the building. In order to ensure the building is suitably maintained, a condition is recommended to secure a management plan.

9.10 Due to the scale and nature of the development the proposals will present a low risk in terms of Surface Water Management and Local Flood Risk.

9.11 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD, Character Area Assessments SPD (2010) and the NPPF.

iii. Impact on Residential Amenity

9.12 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants.

9.13 The Environmental Health Officer was satisfied that the proposed public toilet would not have an adverse impact on residential amenity. Given the location of the building in relation to the neighbouring buildings, it would not be considered to affect the residential amenities of residents of neighbouring properties.

9.14 A management plan is recommended to be secured by condition to ensure the building is locked and maintained to a high standard to avoid anti-social behaviour.

9.15As such, the proposal would not be considered to affect the residential amenities of residents of neighbouring properties or users of the recreation ground and would be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

iv. Impact on Highway Safety

9.16Policy CS23 of the CSDPD states that the Council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. This is supported by the NPPF.

9.17The Highways Authority has reviewed the scheme and raised no concerns regarding the impact of the development visibility or pedestrian access into the site. The proposal would therefore not be considered to adversely impact on highway safety and would be in accordance with Policy CS23 of the CSDPD and the NPPF.

10. CONCLUSIONS

10.1It is considered that the development is acceptable in principle and would not have an adverse impact on the character and appearance of the surrounding area, or highway safety. It would not have a negative impact on the residential amenity of the occupiers of the neighbouring properties or users of the recreation ground. It is therefore considered that the proposed development complies with 'Saved' policies of the BFBLP, Policies of the CSDPD, the Character Area Assessments SPD and the NPPF.

11. RECOMMENDATION

11.1That the Assistant Director: Planning be recommended to **APPROVE** the application subject to the following conditions:

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2.The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 06.09.21:

Block Plan
Site Plan
Elevations and Plans (annotated)

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

3.The external materials used in the construction of the development hereby approved shall match those set out in the approved plan 'Elevations and Plans (annotated)'.

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

4.Prior to the commencement of development a management plan shall be submitted to and approved in writing by the Local Planning Authority. This management plan shall include details of the following:

- (i) A cleaning schedule
- (ii) Details of maintenance

(iii) Details of how the facilities will be locked, including timings.
The management plan shall be implemented as approved.

REASON: In the interests of the character of the area and to ensure suitable management.

Informatives

1. 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.
2. Although they must be complied with, no details are required to be submitted in relation to the following conditions:
 - (1) Commencement
 - (2) Approved Plans
 - (3) Materials
3. The applicant is advised that the following condition requires discharging prior to the commencement/occupation of development:
 - (4) Management Plan

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