

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
23rd March 2023
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
22/00537/FUL
Palm Hills Estate London Road Bracknell Berkshire

AMENDMENT TO OFFICER REPORT

Paragraph 5.1 (ii)

The plan included on the published agenda, which was intended to show the proposed changes to plots 5-6, actually shows changes to plots 78-79. The correct plans, showing the changes to plots 5-6 are included below and will be displayed during the Committee presentation.

Plots 5-6 As Proposed



Paragraph 6.5

2no. additional objections have been received since the report was published, taking the total number of objections to 5 including the Parish Council. The issues raised in the objections have already been addressed in the report.

AMENDMENT TO RECOMMENDATION

The following conditions to be amended to read as follows: -

16. No dwelling shall be occupied until that part of the estate road which provides access to that dwelling and its parking, along with the adjacent footways, margins and street lighting, have been constructed in accordance with the approved Site Layout Plan Ref: 1295/Pln/101F.

17. No house shall be occupied until its associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved Site Layout Plan Ref:

1295/Pln/101F. The spaces shall be kept available for parking and turning at all times thereafter.

22. No dwelling shall be occupied until the associated secure and covered cycle accommodation for that dwelling based upon one cycle space per bedroom has been provided in the locations identified for cycle parking on the Information Plan (approved drawing Ref: 1295/Pln/147F). The cycle parking spaces and facilities shall be maintained and retained at all times thereafter.

23. No dwelling shall be occupied until details of electric vehicle charging infrastructure with a minimum output of 7kW to be provided for the parking spaces marked with a circle for 'EV Charging Point' on the Information Plan (approved drawing Ref: 1295/Pln/147F) have been submitted to and have been approved in writing by the Local Planning Authority. The approved electric vehicle charging infrastructure shall be provided in accordance with an agreed programme and shall be maintained in working order and be retained thereafter.

30. The access road coloured blue and yellow along with links to the boundaries of the adjacent properties named Sandbanks and Dolyhir coloured red on the Information Plan (approved drawing Ref: 1295/Pln/147F), and all footways, margins and street lighting adjacent to the areas coloured blue, yellow and red, shall be constructed in accordance with the agreed estate road phasing and completion plan and shall be maintained and retained thereafter as private accesses and footpaths.

Item No: 6
22/00571/FUL
6 Wilberforce Way Bracknell Berkshire RG12 9PN

UPDATED CONSULTATION RESPONSE

The Highway Authority remains concerned that the proposed development could become an independent dwelling in its own right simply by closing-up a door to the utility room, which could be done without planning permission.

The Highway Authority remains of the view that the proposed development is likely to lead to the displacement of additional parked vehicles onto surrounding roads, increasing the risk of illegal, inconsiderate or obstructive parking, which would in turn have an adverse effect on the free flow of traffic and an unacceptable impact on highway safety contrary to BFBLP policy M9 and CSDPD policy CS23 supported by the NPPF at paragraph 111.

Officer comment: The proposal is for an annexe that is ancillary to the main dwelling and condition 4. states that the accommodation shall not be occupied other than for purposes ancillary to the residential use of the dwellinghouse, known as 6 Wilberforce Way. Should the applicant wish to use the annexe as a separate dwelling then planning permission would be required and any mitigation measures/additional parking requirements would be considered at that stage.

REPRESENTATIONS RECEIVED

No further representations have been made since the publication of the agenda.

Item No: 8
23/00016/3
SANG At Bucklers Park Woodcote Green Crowthorne Berkshire

AMENDMENT TO RECOMMENDATION

Condition 02 be amended to read:

The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Site Plan dated 24.01.2023

PAV_XX_Ex_DR_D_500_S3 Rev P04 received 21.03.2023

Gully Guard Specification received 28.02.2023

Specification of Surfacing received 06.02.2023

Confirmation about line marking in email from C.Swatridge dated 06.02.2023

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

Condition 03 be amended to read:

The surface water drainage of the site shall be implemented and maintained in full accordance with details contained within Proposed Storm Drainage layout reference

PAV_XX_Ex_DR_D_500_S3 Rev P04 received 21.03.2023.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy
