

Unrestricted Report

ITEM NO: 8

Application No.

23/00514/3

Site Address:

Ward:

Great Hollands

Date Registered:

9 August 2023

Target Decision Date:

4 October 2023

Street Record Holland Pines Bracknell Berkshire

Proposal:

Conversion of grass amenity land into 6 residential parking spaces.

Applicant:

Mrs Anne Searing

Agent:

(There is no agent for this application)

Case Officer:

Dexter Matthews, 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 conversion of grassed areas in 2 locations to provide 6 additional parking spaces in Holland Pines.

1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity or highway safety.

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 as it is a scheme which the Executive Director for Place, Planning and Regeneration is responsible for promoting.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within the defined settlement.

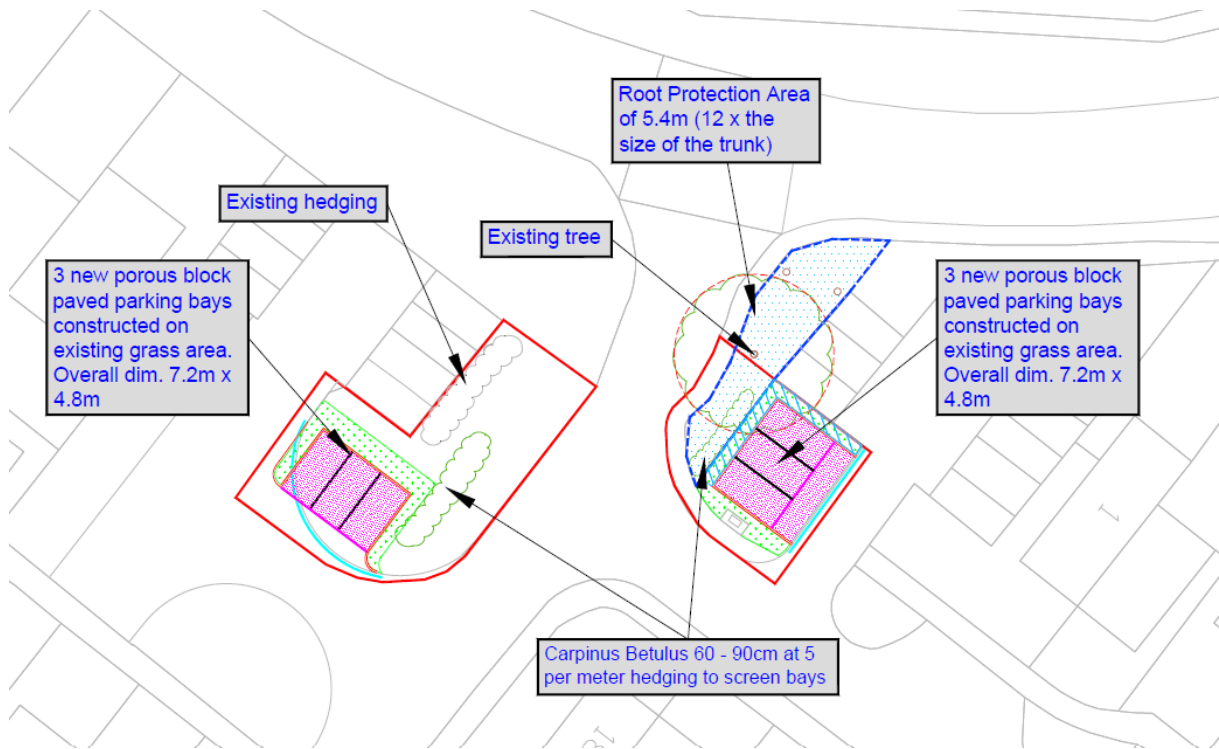
3.1 The proposed parking bays would be located in two areas of amenity land down the residential street of Holland Pines.

4. RELEVANT SITE HISTORY

4.1 There is no relevant site history for the application.

5. THE PROPOSAL

5.1 It is proposed to form 6 parking bays in total within Holland Pines at two locations as shown on the plan below.



6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Commented on the application on 05.09.23 and raised no objection.

Other responses received

6.2 There have been no other representations or objections to the proposal.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority

7.1 The Highway Development Management Team has reviewed the proposals and has no objection. There is more than sufficient turning area beyond each space. Installation will need to be mindful of recently installed telecoms equipment in the vicinity of the eastern spaces.

Landscaping Officer

7.2 No objection subject to conditions.

Tree Service

7.3 No objection subject to a pre-commencement condition.

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 CSDPD	Not fully consistent
Residential amenity	Saved policy EN20 of BFBLP, HO8 of BTNP	Consistent
Design and character	CS7 of CSDPD, Saved policy EN20 of BFBLP, HO8 of BTNP	Consistent
Trees and landscape	'Saved' policies EN1 and EN20 of BFBLP, EV4 of BTNP	
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Design SPD (2011)		
Other publications		
National Planning Policy Framework (NPPF) 2023 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 the area
- iii Impact on residential amenity
- iv Highway Safety considerations
- v Landscaping considerations
- vi Tree Considerations

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 no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties and highway safety. These matters are assessed below.

ii. Impact on character and appearance of the area

9.3 The parking bays are to be located on grassed amenity land.

9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene as there are existing areas for parking within close proximity. The provision of hedging is considered to soften any visual impacts.

iii. Impact on Residential Amenity

9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regard to possible overlooking, overbearing or overshadowing. This is currently a built-up residential area containing existing parking spaces; it is therefore considered that the proposal would not result in an unacceptable adverse level of noise and disturbance to the local residents.

iv. Highway Safety

9.6 The Highway Authority considered that the new parking bays would not affect the existing access or parking arrangements and will help improve highway and pedestrian safety. The Highway Authority therefore raised no objection.

v. Landscaping Considerations

9.7 The Landscaping Officer has verbally confirmed that the proposed hedging is acceptable to screen and soften the parking areas. The proposed hedging would enhance the character of the area whilst also mitigate the loss of amenity grass areas.

vi. Tree Considerations

9.8 The early mature red-leaf maple indicated on the plan has moderate amenity value and forms part of a group with two other early mature trees; a silver birch and a field maple. These are considered to be B2 grade or “moderate” quality in accordance with BS 5837 “Trees in relation to design, demolition and construction”.

The Tree Service concluded that the tree is more than likely to tolerate the low impact from the minor incursion into the root protection area (RPA) with no significantly detrimental long-term effects on its health, structural integrity or life expectancy so long as temporary protection measures are implemented.

Protective fencing is proposed to be erected around the grass verge and trees creating a no access area and protective matting is proposed surrounding the bays to avoid soil compaction.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'saved' policies EN20 and M9 of the BFBLP, policies CS1, CS2, CS7 and CS23 of the CSDPD, BFBC SPDs and the NPPF.

11. RECOMMENDATION

11.1 That the application be APPROVED 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 and documents received by the Local Planning Authority on 30.11.2023:

Location Plan and Construction Layout Plan - 4817-407

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

3. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area. [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

4. The tree protection measures shown on the approved plans shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
 - a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

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 favour 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. Time limit
 2. Approved plan
 3. Landscaping
 4. Tree protection
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions.