

BRACKNELL FOREST COUNCIL
Place Planning and Regeneration Department
Time Square, Market Street, Bracknell, Berkshire RG12 1JD
Telephone (01344) 352000 DX 33611
Head of Planning: Max Baker MA(Hons), DipTP, DipUD, DipMgt, MRTPI, IHBC

Town and Country Planning Act 1990 (As Amended)

PLANNING PERMISSION

Mark Leedale
Mark Leedale Planning
52 Crondall Lane
Farnham
GU9 7DD

APPLICANT: Mark CSS Business Services Limited

DESCRIPTION: Change of use from B8 (Storage and Distribution) to Motorcycle service and repairs (Class B2); and sale of motorcycles (sui generis)

LOCATION: 12C The Western Centre Western Road Bracknell Berkshire RG12 1RW

APPLICATION NO: 21/00179/FUL

DECISION DATE: 29th April 2021

The Bracknell Forest Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990 (as amended), **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:-

01. 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Location Plan (01) - Received 18.02.21
Site Plan and Parking Layout (02 B) - Received 13.04.21
Ground Floor Plan (03) - Received 18.02.21
First Floor Plan (04) - Received 18.02.21

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The change of use to Motorcycle service and repairs and sale of motorcycles shall not be brought into use until space has been laid out within the site in accordance with the approved plan for 7 cars to be parked, vehicles to turn and for the parking of motorcycles. The space shall not thereafter be used for any purpose other than parking and turning.
REASON: To ensure that the development is provided with adequate car and motorcycle 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]
04. The change of use to Motorcycle service and repairs and sale of motorcycles shall not be brought into use until 3 cycle parking spaces have been provided in the location identified for cycle parking on the approved plans. 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]



Max Baker
Head of Planning

Informative(s)

01. 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.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans
 3. Parking plan
 4. Cycle parking
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 that apply to your property.

This is a **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.