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PLANNING COMMITTEE

27 MARCH 2014

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers have been added to the agenda for the above meeting.

These were not available for publication with the rest of the agenda.

Alison Sanders
Director of Corporate Services

Supplementary Report tabled at the meeting.

Page No

PLANNING APPLICATIONS

(Head of Development Management)

**The conditions for public speaking have been met in the applications marked 'PS'.
For further information or to register for public speaking, please contact Customer
Services 01344 352000.**

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BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
27th March 2014
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
13/00858/FUL
Kingswood Kings Ride Ascot Berkshire

ISSUE DATE 25 MARCH 2014

Correction to Officer Report

Amendment to text (p18)

6. SUMMARY OF CONSULTATION RESPONSES

Winkfield Parish Council recommends refusal on the grounds that although the change of use is agreed in principle, there are concerns over the impact on the infrastructure, in particular on schools, highways and local doctors.

Additional Information

Updated planning history.

612824

Erection of a part two storey,
part three storey building forming
98,000 sq.ft of office floorspace (Class B1 use) associated parking service area and access
road on land known as the Staravia site.

Appeal allowed - 07.05.91

Approved by Secretary of State.
621211

Erection three B1 buildings with
associated plant/escape stairs and
gatehouse, access road and car parking
including demolition of existing industrial building at Blackbushe Engineering.

Called in by Secretary of State. Approved.01.01.96

13/00017/SCR

Request for screening opinion under
Regulation 5 of The Town and Country
Planning (Environment Impact
Assessment) Regulation 2011

EIA not required.02.09.13

12/00137/FUL

Change of use of Building C from office (B1a use) to 86 bed hotel (C1 use) with ancillary cafe
and gym, and associated minor alterations to the elevations and landscaping.

The application was reported to the Planning Committee on 24th May 2012. The resolution was to approve the application subject to the completion of a S106 Agreement to secure a Travel Plan and any highway contributions required following the submission of information on vehicle trip rates. The application was subsequently refused on 13.06.12

Amendment to Recommendation

RECOMMENDATION

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

SPA mitigation measures.

Contributions towards off site affordable housing together with a timetable for the delivery of the development including a review of the Viability Report if not delivered within an agreed timescale,

Contributions towards built sports facilities, open space and recreational facilities, and educational facilities. Retention and long term maintenance of 0.11ha of open space within the site.

That the Head of Development Management be authorised to APPROVE the application subject to the following condition(s):-

Amendment to conditions.

Delete condition 16 (covered by Condition 15)

ISSUE DATE 27 MARCH 2014

Amendment to Recommendation

Amended condition 22

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no freestanding external lighting shall be installed on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

**Reason: In the interests of visual amenity.
[Relevant Policies: BFBLP EN15, EN20 and EN25]**

**Item No: 6
13/00878/FUL
Ramslade House Austin Way Bracknell Berkshire**

ISSUE DATE 25 MARCH 2014

Additional Information

A revised site layout has been received moving proposed tree-planting, in the parking bays to the side of the houses, to the ends of the bays allowing a further 5no. parking bays to be provided. With this change, in addition to the parking allocated to the proposed houses, there would be a total of 14no. visitor spaces.

The revised site layout also provides for measures to prevent parking on the footpath/cycleway next to Austin Way, so condition 08 is no longer necessary.

The Senior Engineer (SuDS and Highway Adoption) has confirmed that the details shown in the submitted Surface Water Drainage Strategy are acceptable. The wording of condition 11 is recommended to be amended accordingly (see below).

Amendment to Recommendation

Condition 02 re-worded to include reference to amended drawings:-

02. The development hereby permitted shall be carried out only in accordance with the following approved plans:-

AA3120/2.1/001A (date-stamped 20.03.2014): Site Layout

AA3120/2.1/002: Roof Plan

AA3120/2.1/003: Elevations & Views

AA3120/2.1/004: Site Location Plan

AA3120/2.1/008A: House Type 3BA & 3BAv1

AA3120/2.1/009A: House Type 3BB & 3BBv1

AA3120/2.1/011: Street Elevations

AA3120/2.1/012: Street Elevations

CSA/2262/100B: External Works Plan

CSA/2262/101B: Planting Plan

CSA/2262/102: Detailed Landscape Plan

Surface Water Drainage Strategy ref: ST290572/DB/DW/221

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

Condition 08 - delete and renumber subsequent conditions.

Condition 11 - reword as follows:-

11. No dwelling shall be occupied until all works that form part of the approved surface water drainage strategy have been carried out.

REASON: To ensure the provision of surface water drainage.

Informative to be added:-

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.

Amended reasons for refusal should planning obligations not be completed:-

01. The occupants of the proposed development would unacceptably increase pressure on the transportation network and upon local open space and built-sports, educational and community facilities. In the absence of provision being made, in terms that are satisfactory to the Local Planning Authority, to secure the mitigation of these adverse impacts, and to secure suitable adopted routes to serve the development and the long-term maintenance of the commemorative garden, the proposal is contrary to Policies R4 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8 and CS24 of the Core Strategy Development Plan Document and to the Limiting the Impact of Development Supplementary Planning Document.

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14

of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policy CS16 of the Core Strategy Development Plan Document and to the resolution on affordable housing made by BFC Executive on 29 March 2011.

ISSUE DATE 27 MARCH 2014

Correspondence received

The applicant has written wishing to advise members that this application is the last that Taylor Wimpey West London will be submitting on The Parks development that increases the overall number of units.

Item No: 7

13/01001/FUL

10 Spring Woods Sandhurst Berkshire GU47 8PX

ISSUE DATE: 25 MARCH 2014

Additional correspondence received:

1no. letter of representation has been received to address matters raised in the Planning Committee report. This letter is from a postal address that originally objected to the application. The letter can be summarised as follows:

- impact of development on character and appearance of area, especially given it is within an area of Special Housing Character
- impact on residential amenities of neighbouring properties
- cramped form of development
- drainage

The author of the letter has requested it be copied to the Committee members in full:

"Having had the opportunity to review your recent report and recommendation to approve the above application we would like the following comments to be brought to the debate due on 27th February.

Firstly, we want to make it clear that we are not against the development per se. It's true that this is a tired and dated property that will benefit from sympathetic restoration. We've met, and have no objection to, Mr and Mrs Vine and we welcome them as neighbours. They have openly discussed with us and other neighbours the fact that their initial intention was to undertake a more modest project, but the plot is fairly small and the garden is an important amenity, so their architect suggested a solution that is very similar to No. 19 Spring Woods and is now on the table for consideration.

To pick up on to some of the points in your report:

- "The site is also located within an area of 'Special Housing Character' where certain areas have a distinctive residential character with dwellings generally set in spacious plots." Having referred to the Bracknell Forest Borough Saved Policy H4 as well as similar policies in different areas it seems that it's intended that the dwellings retain local architectural merit. In the case of Longdown Lodge Estate, built in 1950's, that surely means things such as hipped roofs, open eaves, asymmetrical lines, similar sized front gardens and low level boundary walls. There are examples on the estate of bungalow-to-house conversions that provide 21st century living accommodation and also adhere to the spirit of this policy. They don't look like these plans.

- "It is noted that a similar extension has been approved and implemented at no. 19 Spring Woods".

The work at No. 19 was undertaken by a developer, for monetary gain only. There is a disturbing trend for overdevelopment by people who have no intention of living on this estate. The immediate neighbours at no. 21 attest to the fact that it has adversely affected the amenity of their property. Their privacy is compromised and their garden is a bog all year round.

- ".the development would not appear cramped in relation to the size of the plot of the application site"

We believe that it will appear cramped. Not least because in order to comply with the requirement to provide three independently accessible parking spaces very little front garden will remain - our assumption is that the low boundary wall will be lost too. The opinion of an estate agent is that a four-bedroomed house on a plot of this size is categorised as over-development. Over-development contravenes the Council's Saved Policy H4 and Mr and Mrs Vine themselves felt constrained by the size of the plot, causing them to change their initial plans

- "there are 2no. windows in the flank wall of no. 12 facing the application site at ground floor level, both which are secondary sources of light to a dining room which has been extended with the primary source of light to this room being in the rear elevation"

We are informed that this ground floor extension is used more as a garden room/sitting room and has a large window that faces the application site. Furthermore, much mention is made of the screen of hedges and trees, any of which may succumb to the excavations or be physically removed at will.

- "some letters of objection are not from addresses directly affected by the proposal"

We assume that such objections carry less weight. They do however demonstrate just how much other residents fear that the pleasant character of our estate continues to diminish over time. Hopefully the opinions of the people who also live in Spring Woods carry the most weight and you will give all of our comments due consideration.

Finally, there is no evidence that the serious topic of drainage has been considered. We know that you are aware of the continuing problems at No. 21 following the development at No. 19. To provide three parking spaces in front of No. 10 will require the entire of the front garden to be hard standing. Also part of the back garden will accommodate the single storey extension. Will as much as 50% of the natural drainage on this plot be lost? We don't know, but it must be approaching that. It's inconceivable that this will happen without undesirable consequences.

During the course of this we issued 30 letters to residents of the estate, primarily those living in bungalows. Our letter merely drew their attention to this application and canvassed their opinion. Apart from our immediate neighbours these people were unknown to us, but the level of passionate response can't be ignored. We ask you to consider that these views are held by a number of home-owners on the estate, who share our concerns regarding continuing over-development. It appears that other residents share our interpretation of 'Special Housing Character'. If this does not marry with your interpretation of Saved Policy H4, can you explain what the policy is meant to mean?

In closing, we would ask that, as our Council and our representatives, you consider and represent our concerns effectively".

1no. additional letter of representation has been received to address matters raised in the Planning Committee report. This letter is from a postal address that originally objected to the application. The letter can be summarised as follows:

- there are windows in the flank wall of no. 12 Spring Woods at ground floor level facing the application site which were the original source of light to the dining room. The rear extension constructed has larger windows to supplement light to the dining room.
- issue of surface water run off water will increase.

Amendment to Recommendation:

Conditions as follows:

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 13 December 2013 and 11 March 2014:

drawing no. 01 E

Parking plan

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those of the existing building.

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

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations and roofslopes of the extension hereby permitted except for any which may be shown on the approved drawing.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

5. The first floor windows in the side elevation facing east of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. No part of the extensions shall be occupied until the associated vehicle parking space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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]

Amendment to informative no. 2:

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. Materials
4. Restrictions on windows
5. Obscure glass
6. Parking

Item No: 8

13/01007/OUT

**Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane
Warfield Bracknell Berkshire RG42 2JS**

Correspondence received

1. Pegasus on behalf of Persimmon Homes.

Following the publication of the Committee Agenda, an objection was received by Pegasus on behalf of Persimmon Homes Thames Valley, who own and control the land on Cabbage Hill to the west of the application site (which forms part of the designated SANG solution for the wider Warfield site allocation). Issues raised can be summarised as follows and where appropriate, an officer response is provided:

i) Principle of Development/Issue of Comprehensiveness

The objector notes that development has come forward in a piecemeal manner which has meant that the wider development will not be considered on a comprehensive basis.

[Officer Response: As already outlined in the main committee report, officers are satisfied that this hybrid proposal provides a site-wide solution to the delivery of infrastructure, and in many respects will provide a proportion of the required infrastructure for future development land parcels. Officers are satisfied that the layout of proposal as shown on the parameter plans will not prejudice the delivery of subsequent development phases, i.e. land to the east and west of the application site.]

ii) Location of SANG Car Park

In summary, the objector feels that the proposed car park (off Forest Road) is located too far away for residents of the proposed development and existing residents of Bracknell. Objector suggests that access to the SANG and the provision of a car park should be in the south-west corner of the site.

[Officer Response: The proposed location of the SANG car park has been discussed between officers and Natural England and in conjunction with the Highways Authority and the location is considered appropriate from a safety, and sustainability perspective. The proposed location will also provide a viewing point or platform for users across the SANG and towards Bracknell town centre which has been another important consideration. It is also worth noting that the intention of the car park is to enable access to the SANG/new country park for the wider population and not just the residents of the application site. As such, access off Forest Road, near to where there is an existing lay-by is considered appropriate. Residents of the application site will have easy pedestrian access to the SANG from within the development parcels, through the new leisure routes to be provided along the proposed east-west greenway. The car park will also provide a convenient location for those directly accessing any additional SANG land that may be provided by future SANG provision to the west.

Although Bracknell is located to the south of the site, local residents will already be able to access the SANG via an existing 'necklace' of SANG provision along Harvest Ride allowing residents of northern Bracknell to visit the SANG as part of this suite.

With regards to the objector's suggestion of providing an alternative access point in the south-west corner of the site, officers also have concerns that the provision of an access point in this location may place future pressure on this land for residential development, where the objectives of the Warfield SPD clearly requires land to the west of Cabbage Hill to provide the required SANG solution. Officers are satisfied that the proposed car park off Forest Road is appropriate and will not prejudice the future delivery of future SANG provision west of this point.]

iii) Failure of SANG to link to the west

The objector has raised concerns that there are no footpath connections up to the western boundary of the proposed SANG area on the application site to allow for future connections

to the wider SANG solution, which would provide for wider/alternative circulate walks, and also that the proposed hedgerows and scrub would prevent links.

[Officer Response: The concerns raised by the objector are noted and officers share similar views in that future connections from Long Copse to the western side of Cabbage Hill will be required. This has been discussed with the applicant. However, the planning application as submitted is required to demonstrate that it can deliver a self-contained circular route as part of their bespoke SANG solution and officers are satisfied that the application shows this. This does not preclude future connections off the footpath running on the along the perimeter of the site and officers will expect the detailed layout of the SANG/Country Park to show the precise layout of the SANG including connection points. This has been discussed on site meeting with Natural England. Future links could include:-

o A connection from the car park south of Forest Road directly into any additional SANG area to be created to the west;

o A connection westward from the proposed footpath network within The Copse;

o Creation of footpaths through breaks in the proposed hedgerow leading between Long Copse and Forest Road to the north.

Officers are satisfied that the plans as shown will not preclude this opportunity.]

2. Stratland Management

Following the publication of the Committee Agenda, comments were made from Stratland Management (representative of Area 1 of the wider Warfield site allocation). Concerns were raised regarding the need to secure future connections off the new north-south link road towards land to the east so that it ensure vehicular, cycle and pedestrian access. It was suggested that the following wording be included in the report to Members:-

"References to the Link Road (which is to be provided at the outset shall be deemed to include adequate vehicular cycle and pedestrian access connections between the link road the school and the neighbouring phases to the east) (all to adoptable standards). These key linkages to neighbouring phases to the east of the application site must include the rights of all traffic to use them pending adoption". (Extract)

[Officer Response: The representative's concerns are noted and officers share similar views in that the proposed north-south link road will provide necessary connections between land parcels outside the application site, namely Area 1. This has been the vision of the north-south link road from the production of the Warfield SPD. Through appropriately worded clauses in the S106 and other clauses in any Section 278/38 agreement, officers are satisfied that the planning application as proposed will not prejudice future connectivity between land parcels and the overall comprehensive delivery of the wider Warfield site allocation.]

Amendment to Recommendation

The recommendation section in the main committee remains as approval, subject to the negotiation and completion of the S106 agreement. However, the main committee report omitted an alternative resolution (i.e. refusal in the event of the agreement not being completed).

As such, in the event of the S106 agreement not being resolved and completed by 30 June 2014, it is recommended that the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate this impact. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring measures, in terms that are satisfactory to

the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policies CS5 and CS14 of the Core Strategy Development Plan Document, the Warfield Supplementary Planning Document (adopted February 2012) and the Thames Basin Heaths Avoidance and Mitigation Supplementary Planning Documents (adopted March 2012).

02. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, open space, educational, library, community and youth facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, open space, educational, library, community and youth facilities the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and SC5, CS5, CS6, CS8, and CS24 of the Core Strategy Development Plan Document, the Limiting the Impact of Development Supplementary Planning Document (adopted July 2007) and the Warfield Supplementary Planning Document (adopted February 2012).

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy CS16 of the Core Strategy Development Plan Document and to the resolution on affordable housing made by BFC Executive on 29 March 2011.

Conditions:

A full set of conditions for this hybrid planning application is currently being drafted and this will be included in the final supplementary report on Thursday 27th March.

ISSUE DATE 27 MARCH 2014

Correction to Officer Report

At the request of officers, drawing number 2634.MP06K has been superseded by 2634.MP06L in order to omit the reference to 'indicative'.

The following plans were included in the main committee report in error, as these plans were submitted to inform the Highways Authority but are not part of the planning application drawings:-

- 4120647/SK90A Road Chainages and Banks
- 4120647/SK91A Road Long Sections Sheet 1 of 2
- 4120647/SK92A Road Long Sections Sheet 2 of 2
- 4120647/SK93 Road 1 Cross Section Sheet 1 of 2
- 4120647/SK94 Road 1 Cross Section Sheet 2 of 2
- 4120647/SK95 Road 2 Cross Section
- 4120647/SK96 Road 3 Cross Section

Additional Information

With regards to the objection from Pegasus (noted in Supplementary Report Issue 1 above dated 25th March), it is also worth noting that officer do not feel alternative access/car parking in the south west corner of the site is appropriate because the proposed use of this land is as open space and will:-

- soften the edge of the proposed development;
- allow an important view of the western side of Cabbage Hill/Long Copse to be maintained;
- provide open space to the first phase of the development; and,
- ensure the SANG will be easily connected to new and existing residents by a new footway from the Frampton's Bridge Roundabout into the SANG.

Conditions and Informatives:

As outlined in the main planning report and noted above in Issue 1 of the Supplementary Report, dated 25 March 2013, below is a list of draft conditions and informatives recommended for this application. It should be noted that additional flooding and drainage conditions are required from the Environment Agency following further discussions, and will be added to this list.

Amendment to Recommendation

SITE WIDE CONDITIONS

1. With the exception of Phase 1 and prior to the commencement of any phase or sub-phase, applications for the approval of the details relating to siting, layout, scale, external appearance and landscaping of the development hereby permitted (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars submitted in relation to these Reserved Matters shall be carried out in accordance with these reserved matters.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall begin no later than the expiration of three years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:

Outline Parameter Plans:

- o 4120647-SK32D Application Boundary
- o 2634.P01F Parameter Plan - Land Use Mix
- o 2634.P02E Parameter Plan - Residential Density
- o 2634.P03E Parameter Plan - Maximum Building Heights
- o 2634.P04G Parameter Plan - Access and Movement
- o 2634.P05G Parameter Plan - Green Infrastructure
- o 2634.MP06L Masterplan - Site
- o 2634.MP07K Illustrative Layout
- o 2634.MP08G Illustrative Landscape Masterplan

Detailed Phase 1 Plans:

- o 2634.102 Phase 1 Existing Site Sections
- o 2634.103F Phase 1 Site Plan
- o 2634.104D Phase 1 Colour Site Plan
- o 2634.107 Phase 1 Proposed Site Sections
- o 2634.108C Phase 1 Draft Levels and Enclosures Plan
- o 2634.109D Phase 1 Parking Plan
- o 00534.00021.16.GA.003D Phase 1 Planting Framework
- o 00534.00021.16.GA.005C Phase 1 Illustrative Landscape Plan
- o 1423-V3-04 Photomontage
- o 2634.105B Contextual Site Sections 1 of 3
- o 2634.106C Contextual Site Sections 2 of 3
- o 2634.110D Contextual Site Sections 3 of 3
- o 2634.111D Harvest Ride Contextual Elevations
- o 1676-1300-001A Phase 1 Lighting Scheme
- o 2634.200 Plot 1
- o 2634.201A Plot 2-8 Plans

- o 2634.202A Plot 2-8 Elevations
- o 2634.203A Plot 9-13
- o 2634.204C Plot 14
- o 2634.205A Plot 15-20
- o 2634.206 Plot 21
- o 2634.207A Plot 22-24
- o 2634.208A Plot 25-28
- o 2634.209 Plot 29-30
- o 2634.210A Plot 31-32
- o 2634.211D Plot 53-54
- o 2634.212A Plot 35-40 Plans
- o 2634.213A Plot 35-40 Elevations
- o 2634.214A Plot 41-44
- o 2634.215 Plot 45-46
- o 2634.216A Plot 47-50
- o 2634.217A Plot 51-52
- o 2634.218A Plot 55
- o 2634.219A Plot 57
- o 2634.220B Plot 58
- o 2634.221 Plot 59&60
- o 2634.222 Plot 61
- o 2634.223B Plot 62
- o 2634.224 Plot 63
- o 2634.225B Plot 65
- o 2634.226 Plot 66&72
- o 2634.227 Plot 67-70
- o 2634.228A Plot 71
- o 2634.229A Plot 73
- o 2634.230C Plot 74-78 Plans
- o 2634.231C Plot 74-78 Elevations
- o 2634.232A Plot 79-80
- o 2634.233C Plot 81-87 Plans
- o 2634.234C Plot 81-87 Elevations
- o 2634.235B Plots 33-34
- o 2634.236A Plot 56
- o 2634.237 Plot 64
- o 2634.238A Plot 72
- o 2634.239A Garages & Carports
- o 2634.240B Plot 63
- o 2635.241A Garages and Car Ports 3 of 3

Detailed Access Plans:

- o 4120647/SK49C Phase 1 - General Access Arrangement & Visibility Splays
- o 4120647/SK50E Phase 1 - Swept Paths
- o 4120647/SK80B Phase 1 - Typical Highway Sections
- o 4120647/SK81C Phase 1 - SUDS Layout

Means of Access & Link Road Plans:

- o 4120647/SK20Q Preliminary Link Road General Arrangement
- o 4120647/SK55B General Arrangement and Visibility splays for New Northern Roundabout
- o 4120647/SK56C General Arrangement for Senior Living Square
- o 4120647/SK57D General Arrangement for Hub
- o 4120647/SK34G General Arrangement for Harvest Ride Access Junctions (Sheet 1 & 2)
- o 4120647/SK36G Harvest Ride, s.278 Proposals (2 of 2)
- o 4120647/SK40B Proposed SANGS Car Park Sheet 1
- o 4120647/SK41A Proposed SANGS Car Park Access Sections
- o 4120647/SK44C Swept Paths for Harvest Ride Junctions

- o 4120647/SK45B General Arrangement of 3 Legged Cross
- o 4120647/SK55A General Arrangement and Visibility splays for New Northern Roundabout
- o 4120647/SK56B General Arrangement for Senior Living Square
- o 4120647/SK57D General Arrangement for Hub
- o 4120647/SK60A Swept Path for 3 Legged Cross
- o 4120647/SK61E Swept Path for Link Road
- o 4120647/SK62B Swept Path for Northern Roundabout Link Road
- o 4120647/SK63C Swept Paths for Hub
- o 4120647/SK66C Swept Paths for Senior Living Roundabout
- o 1676-1300-002B New Northern roundabout Indicative Lighting Location Plan
- o 1676-1300-003B Link Road Indicative Lighting Location Plan
- o 4120647/SK97D Road Geometry

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

5. The development hereby permitted shall provide a minimum of 675 dwellings and shall not exceed 750 dwellings

REASON: In the interests of the proper planning of the area
[Relevant Policies: CSDPD CS1, CS5, CS15, SALP SA9]

6. The development hereby permitted shall be implemented in accordance with the mitigation measures contained in the Environmental Statement dated November 2013 except insofar as they are varied by any information approved under conditions 8, 25, 27 and 39.

REASON: To minimize the impact of the development.
[Relevant Plans and Policies: CSDPD CS1]

7. Compliance with EA flooding conditions [see note above]

8. No site clearance shall take place on any phase or sub-phase during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. Any agreed scheme shall be carried out in accordance with the minimisation measured agreed and retained as such thereafter.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

9. 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 relevant phase or sub-phase, or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. 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 relevant phase or sub-phase, 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 CS7].

10. Notwithstanding the provisions of Class G of Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development by statutory undertakers for the generation, transmission or supply of electricity shall be installed or constructed.

**REASON: In the interests of the visual amenities of the area
[Relevant Policies: BFBLP EN20, CSDPD CS7]**

11. With the exception of any residential curtilage, the areas shown for soft landscaping purposes on the approved plans for any phase or sub phase shall thereafter be retained as such and shall not be used for any other purpose.

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

12. If any tree or hedgerow shown to be retained on any plan approved by this permission or on any plan approved under any subsequent reserved matter or condition of this consent, is removed, uprooted, destroyed, dies or becomes diseased during the course of the development within a period of 5 years of the completion of the phase or sub-phase, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place.

**REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]**

13. If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

**Reason: To ensure the status of protected species on site has not changed since the last survey.
[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]**

14. All garage accommodation shown on the approved plans in respect of any phase or sub-phase shall be retained for the use of the parking of vehicles at all times, and used for no other purpose.

**REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9, CSDPD CS23].**

15. All car ports hereby approved in respect of any phase or sub-phase shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be installed to the front of the car port.

**REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9, CSDPD CS23]**

16. Other than shown on the approved plans, no additional gates or other means of obstruction shall at any time be erected or placed across any roads serving the dwellings hereby permitted in any phase or sub-phase.

**REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]**

17. Any application for reserved matters shall accord with the approved masterplan drawing no. 2634.MP06 Rev L submitted in support of the outline application.

REASON: In the interests of the proper planning and comprehensive delivery of the site

[Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7, SALP SA9]

18. With the exception of Phase 1, no development shall take place until a plan identifying the extent of each phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the proper planning and comprehensive delivery of the site and associated infrastructure.

[Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7]

19. With the exception of Phase 1, each application for the approval of reserved matters shall be accompanied by a Design Statement for that relevant phase. This statement shall comprise a written statement including design code details and illustrative material outlining the design approach for that phase. The Design Statement shall accord with the identified character areas approved in the Design and Access Statement dated February 2014 submitted in support of the outline application.

REASON: In the interests of high quality design, character and appearance of the area.

[Relevant Policies: CSDPD CS5, CS7, Warfield SPD, SALP SA9]

20. With the exception of Phase 1, no part of any subsequent phase or sub-phase of the development hereby permitted shall begin until:-

- (a) the Local Planning Authority has approved in writing a scheme (including timetable) for a phased programme of archaeological investigation work, and
- (b) the approved scheme has been performed and complied with.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6 and EN7, CSDPD CS1]

21. No part of any phase or sub phase of the development hereby permitted shall commence until a scheme (Site Organisation Scheme) for that relevant phase has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- (a) a construction environmental management plan outlining how construction traffic will be routed (including a scheme of signage directing traffic to the site from the wider area)
- (b) Parking of vehicles of site personnel, operatives and visitors
- (c) Loading and unloading of plant and vehicles
- (d) Storage of plant and materials used in constructing the development
- (e) The erection and maintenance of security hoarding
- (f) Wheel cleaning facilities
- (g) Temporary portacabins and welfare for site operatives
- (h) Method of piling for foundations

Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (b) to (g) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

22. Prior to the commencement of any development on site (with the exception of Phase 1 hereby approved), the following design details of the highways works of the north-south link road between Maidenhead Road and Harvest Ride, shown on Drawing No. 4120647/SK20/Rev Q titled 'Preliminary Link Road General Arrangement' shall be submitted to and approved in writing by the Local Planning Authority:-

- (a) longitudinal and cross sections;
- (b) details of embankments.

The works subsequently approved shall be constructed in accordance with the approved plans.

REASON: In the interests of proper planning, highway capacity and safety.

[Relevant Policies: BFBLP M4, CSDPD CS23 and CS24]

23. No development shall commence on site, until a scheme for the provision of the proposed bus-stop infrastructure along Harvest Ride has been submitted to and

approved in writing by the Local Planning Authority. The infrastructure shall be provided in accordance with the approved scheme.

REASON: In the interests of accessibility by public transport.

[Relevant Policies: BFBLP M4 and M8, CSDPD SC23 and CS24]

24. The development hereby permitted shall be carried out in accordance with the ecological mitigation measures outlined in the approved Environmental Statement. An ecological site inspection report shall be submitted for approval in writing within three months of the final occupation of each phase subsequently approved. The report shall include details of the number and type of bird and bat boxes installed.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation and to ensure provision and protection of biodiversity on site.

[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

25. No part of any phase or sub phase of the development (including demolition, site clearance or site preparation works) shall commence until a scheme for monitoring the impacts on birds (and measures that will be implemented to avoid and mitigate any significant impacts) has been submitted to and approved in writing by the Local Planning Authority. The details shall include:-

- Species to be subject to monitoring
- Frequency, seasons and duration of monitoring
- Methods to be used for monitoring
- Persons responsible for undertaking the monitoring
- Any training or guidance that may be necessary
- Reporting of the results of monitoring
- Remedial measures that will be implemented for avoidance and mitigation of impacts
- Determination of threshold of impact (or significance) above which implementation of mitigation measures will be required (i.e. 'triggered')
- Timescales for implementation of mitigation measures

The monitoring and mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. The habitat features identified as being valuable in the ecological survey [woodland, hedgerows, mature trees, stream] shall be retained, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure habitat connectivity and support local wildlife populations.

[Relevant Policies: BFBLP EN3, CSDPD CS1 and CS7]

26. With the exception of Phase 1 and the north-south link road, a detailed landscape management plan shall be submitted to and approved in writing by the Local Planning Authority the prior to the occupation for any phase or sub-phase of the development hereby approved. The plan shall include:

- (a) long term design objectives;
- (b) management responsibilities; and
- (c) maintenance schedules for all landscape areas within the development.

The landscape management plan shall be carried out as approved.

REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

27. Prior to the commencement of any superstructure works in respect of any phase or sub-phase, a scheme (Working Method Statement) to control the environmental effects of demolition and construction work (for that relevant phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition working hours
- (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

Each phase of the development shall be carried out in accordance with the approved scheme.

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

[Relevant Policies: BFBLP EN25]

28. Prior to the commencement of any phase or sub-phase, full details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

29. Prior to the commencement of any phase or sub-phase, an Energy Demand Assessment shall be submitted to and approved in writing by the Local Planning Authority. This Assessment shall broadly accord with the approved Energy Strategy dated Oct 2013 by Ramboll and shall demonstrate how (a) the development in that relevant phase will reduce carbon dioxide emissions by at least 10% and detail what specific measures will be carried out to ensure this, and (b) where relevant will outline, what proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD CS12]

30. No building shall be occupied until:

(a) means of vehicular access;

(b) means of pedestrian and cycle access; and

(c) vehicle and cycle parking spaces;

have been constructed in accordance with the approved details

Such accesses and parking spaces shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

[Relevant Policies: BFBLP M6, M9, CSDPD CS23]

PHASE 1 conditions

31. The development hereby permitted by Phase 1 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.

32. Prior to the commencement of any superstructure works in respect of Phase 1, full details of all external facing materials to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The samples shall be made available on-site for inspection and details to be submitted shall include:-

a) A 1m x 1m sample panel for each facing material;

b) Supporting drawings;

c) Manufacturer's specifications where relevant;

d) Any necessary illustrative material in the form of photographic examples, and supporting textual material.

The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

33. Prior to the commencement of any superstructure works in respect of Phase 1, a full lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all freestanding external site-lighting, including details of the lighting units and levels of illumination, for all adopted and unadopted roads and parking courts. No lighting shall be provided at the site other than in accordance with the approved details. The approved lighting scheme shall be installed prior to the first occupation of phase 1.

REASON: In the interests of the amenity of neighbouring property and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS7]

34. The development hereby permitted in respect of Phase 1, shall not commence until a drainage strategy detailing on- and off-site drainage works, including parking areas has been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency and Thames Water. Such strategy may include the phasing of works. No discharge of foul or surface water from the site shall be accepted into the public system until the relevant phase of the drainage works set out in the approved strategy has been completed. The drainage strategy shall include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by a statutory undertaker, management and maintenance by a Resident's Management Company or any other arrangements to secure the ongoing operation of the drainage strategy. The strategy shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the strategy shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that sufficient drainage capacity is made available to cope with the new development; and in order to prevent the new development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution.

[Relevant Policies: BWLP WLP6]

35. The development hereby permitted in respect of Phase 1 shall not commence until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency and Thames Water. Those details shall include:-

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;**
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);**
- c) Flood water exceedance routes, both on and off site;**
- d) A timetable for implementation; and**
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.**

The approved drainage scheme shall thereafter be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Policy: BWLP WLP6]

36. Prior to the commencement of any superstructure works in respect of Phase 1, a scheme for the provision of private hydrant or equivalent emergency water supply shall be submitted to and approved in writing by the Local Planning Authority. The

approved details shall be implemented and made available for use prior to the occupation of the first dwelling.

REASON: To ensure there are available public water mains in the area to provide suitable water supply to effectively fight a fire.

37. Within one month of the final occupation of Phase 1, a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]

38. Prior to the commencement of any superstructure works in respect of Phase 1, full details of facilities for the separation and collection of different types of waste (including details of screening) shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any dwelling in Phase 1 and shall thereafter be retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity and sustainability

[Relevant Policies: BWLP WLP6, CSDPD CS13]

39. Prior to the commencement of any superstructure works in respect of Phase 1, a detailed noise mitigation scheme for the protection of the proposed dwellings and gardens from noise from Harvest Ride shall be submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the occupation of Phase 1.

REASON: To ensure that the amenities of the future residents is not adversely affected by noise.

[Relevant Policies: BFBLP EN25]

40. The visibility splays for Phase 1 shall be carried out in accordance with drawing number 4120647- SK19 Rev K. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6m measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

41. Prior to the commencement of development, full details of the access barrier, management and maintenance for the car park off Forest Road shown on drawing no. 4120647-SK40 Rev B & 4120647-SK41 Rev A shall be submitted and approved in writing.

REASON: In the interests of design quality and visual amenity.

[Relevant Policies: BFBLP EN20, CSDPD CS7 and CS23]

42. Prior to the commencement of any superstructure works in respect of Phase 1, full details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The details shall comprise of covered and secure parking provision and no dwelling shall be occupied until the approved scheme has been implemented. The approved details shall be retained as such thereafter.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

43. Prior to the commencement of any superstructure works in respect of Phase 1, a scheme indicating the provision to be made for disabled people to gain access to Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the dwellings provided by the carrying out of the Phase 1 is occupied.

REASON: To ensure that people with disabilities have access to the development

[Relevant Policy BFBLP EN22 and M7]

44. All existing trees and hedgerows shown to be retained in the Arboricultural Impact Assessment Ref 1013-1396 Final (dated November 2013) shall be protected during construction in full accordance with the tree protection measures contained in that assessment.

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]

45. No superstructure works in respect of Phase 1 shall begin until:-

- 1) details of both hard and soft landscaping works, and**
 - 2) a comprehensive five year post planting maintenance schedule**
- have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with. The details in respect of 1), above shall include:**
- a) Comprehensive planting plans that provide adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.**
 - b) Details of native planting and biodiversity friendly planting;**
 - c) Details of semi mature tree planting (including tree planting within private residential gardens).**
 - d) Comprehensive 5 year post planting maintenance schedule.**
 - e) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.**
 - f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, parking signage and marking, play areas etc.**
 - g) Any relevant play areas and equipment;**
 - h) Other landscape features (furniture, water features, seating, trellis and pergolas etc).**

Phase 1 shall be landscaped and completed in full accordance with the approved landscape scheme, prior to its first occupation. 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' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the relevant phase 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 CS7]

Informatives

1. 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.

2. Definition of 'superstructure works': for the purpose of these conditions these are taken to be the parts of a building above its foundations.

3. The applicant should be aware of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

4. As part of any reserved matters submission, materials samples should be provided and made available on site for inspection. The details of the materials in the form of manufacturer's specifications, photos, illustrative information and supporting textual documentation shall be submitted in writing in support of the relevant reserved matters application.

5. You are advised that separate advert consent will be required for any signage or advertisement on the school and any retail uses in the senior living building.

Item No: 9

13/01044/FUL

62 Harmans Water Road Bracknell Berkshire RG12 9PT

ISSUE DATE: 25 MARCH 2014

Correspondence received

Two further representations have been received from the resident of 64 Harmans Water Road, who have objected to the proposed development, in response to the planning application being called to Planning Committee:

The representation received on 3 March 2014 states a further objection to the proposal on the grounds that the proposed development could result in damage to the roof of the garage of 64 Harmans Water Road, and would affect the party wall.

The representation received on 24 March 2014 provides further concerns that the proposed development could result in damage to the roof of the garage of 64 Harmans Water Road, and would affect the party wall.

[Officer Response: These concerns have been raised previously and are addressed within the Committee Report. Party wall matters are not a planning matter, rather a civil matter between the applicant and the neighbour sharing the party wall. Furthermore the construction method of the proposed development, including the potential to any damage to the neighbouring property of 64 Harmans Water Road would be a Building Regulations matter and/or a civil matter, and not a planning matter.]
