

Date Published: 17 June 2014



PLANNING COMMITTEE

17 JULY 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

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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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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
17th July 2014
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
13/01071/FUL
The Coach House Coronation Road Ascot Berkshire

ISSUE DATE 15.7.2014

Additional Information:

APPEAL DECISION RECIEVED

It should be noted that applicants appeal against the Council to fell a TPO'd tree within the site namely (T18) Copper Beech (BFC Ref 13/00129/TR/TPO) was dismissed by the Planning Inspectorate.

The Appeal Decision dated 4th July 2014 (Inspectorate Ref APP/TPO/RO335/3477) stated that "...the tree makes a significant and beneficial contribution to the character of the area". A copy of the appeal is attached.

FLOORSPACE FIGURES

The Case Officer has calculated the existing and proposed floorspace figures from the floorplans submitted as follows:

Proposed: GF 110sqm + FF 107sqm = 217sqm

Existing: GF 59sqm + FF 59sqm = 118sqm

ISSUE DATE: 17.7.2014

Additional Representations Received

4 representations have been received since the report was published which can be summarised are as follows:

1 letter of objection was received from Swinley Edge, Coronation Road, Ascot.

- objects on the grounds that the proposal represents a gross over-development of the site, to the detriment to the character and amenities of the area. In addition, the scheme will necessitate the loss of trees, subject to a Tree Preservation Order, to the detriment of the character and visual amenities of the road.

3 letters of support received from Badias Glade, 4 and 5 Field House Close.

- support the proposal as submitted.

ISSUE DATE 15 JULY 2014

Correction to Officer Report

Description of Development

As a result of amended plans the description should now read :-

Outline application for erection of 67no. two bedroom and 6no. 1 bedroom apartments in 2no. part three/part four-storey blocks together with revised vehicular access on to London Road, parking and landscaping following demolition of existing building.

Correspondence received

Representations

At the time the report was written a total of 7no. addresses had objected to the application.

Additional comments have been received from the occupiers of Foxhollow Lodge which may be summarised as follows:-

- The applicant has not adequately shown the conservatory extension at the rear Foxhollow Lodge. [Officer Comment: This is now shown on amended drawings. Taking into account the conservatory as stated, the three-storey flatted element facing west towards Foxhollow Lodge would still comply with the Council's guidelines with regards to window to window distances. There is a 40m gap between the rear wall of the flats and the conservatory extension].

- Trees covered by a TPO on the eastern side of the site were removed. [Officer Comment: The Council's Principal Tree Officer has confirmed that it was agreed that dead or dying trees, along with species not covered by the TPO, could be cleared from the site. This clearance was considered to benefit healthy trees covered by the TPO].

Additional information

Further comments have been received from the Council's Biodiversity Officer. In the light of these, additional conditions are recommended to address the concerns of BBOWT. See below.

Amendment to Recommendation

Additional condition:-

The development (including site clearance and demolition) shall not be begun until:-

- (i) any trees to be felled have been surveyed for the presence of bats, and
- (ii) the survey has been submitted to and approved by the Local Planning Authority, and
- (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of bats has been achieved in accordance with proposals previously submitted in writing to and approved by the Local Planning Authority.

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

Condition 09 to be replaced with the following condition:-

Neither the development, nor any part thereof shall be occupied until an ancient woodland management plan, to include buffers and new planting, has been submitted to and approved

by the local planning authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management
- v) appropriate management options including location and method statements
- vi) prescriptions for management actions
- vii) preparation of a work schedule indicating the timing of works
- viii) personnel responsible for implementation of the plan
- ix) monitoring and remedial measures triggered by monitoring

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

ISSUE DATE 17 JULY 2014

Correction to Officer Report

Amendment to Recommendation

Condition 02 amended to read:-

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

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

Condition 04 amended so that the approved plans condition includes drawing no. 1203/Pln/1001/RevA dated 07.07.14. This plan replaces drawing no. 1203/Pln/1001 dated 16.04.14.

Condition 16 amended to read:-

No development shall take place until:-

- (a) the Local Planning Authority has approved in writing a scheme (including a 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, EN7]

Condition 26 amended to read:-

No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:-

Site access onto London Road, relocating bus layby and closing up existing accesses.

The development shall not be occupied until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

Condition 30 amended to read:-

All trees shown to be retained and protected on the Tree Protection Plan (drawing number SJA TPP 12056-03) dated 17.04.14 shall be protected during the course of demolition and construction works in accordance with drawing no. SJA TPP 12056-03; and the methodology set out in the Arboricultural Method Statement dated 17.04.14 and shall thereafter be retained. Any tree shown to be retained which die, are removed or irreparably damaged during the course of the development within a period of 5

years of the completion of the development, another tree of the same species and size as that originally planted shall be planted at the same time.

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

Item No: 7

14/00386/FUL

Inglemere House 58 Waterloo Road Crowthorne Berkshire RG45 7NW

ISSUE DATE: 15.07.2014

Additional Information:

The applicant has confirmed that the Care Quality Commission shut the care home in January 2014 as a result of the building not being suitable. The building would require the internal layout to be knocked through completely and re-planned for it to meet the National Minimum Standards of Care Home Regulation.

Additional Consultee comments:

Adult Social Care, Health and Housing have do not object to this proposal.

Amendment to condition 02:

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

Drg no 14-P995-01 Rev C received by the Local Planning Authority on 10.07.2014

Drg no 14-P995-02 Rev A received by the Local Planning Authority on 23.05.2014

Drg no 14-P995-03 Rev B received by the Local Planning Authority on 23.05.2014

Drg no 14-P995-04 Rev B received by the Local Planning Authority on 23.05.2014

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

Additional condition:

23. No demolition or construction work shall take place outside the hours of 08:00 hours and 18:00 hours Monday to Friday; 08:00 hours and 13:00 hours Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: BFBLP EN25]

Additional consideration:

14. TREES

The neighbouring site, The Waterloo Hotel, was issued with a Tree Preservation Order (1164) in June 2014.

CSDPD Policy CS1 states that development will be permitted which inter alia protects and enhances the quality of natural resources and the character and quality of local landscapes. CSDPD Policy CS7 states that development will be permitted which enhances the landscape. BFBLP 'saved' Policy EN1 supports the retention of trees which are important to the character and appearance of the landscape and BFBLP 'saved' Policy EN20 required development to retain beneficial landscape features. These policies are consistent with the core principles of the NPPF to conserve and enhance the natural environment.

There is an oak tree to the front of The Waterloo Hotel that is adjacent to the proposed car parking area under this proposal. The plans have been amended to include a 2.5m wide soft landscaping strip and conditions are imposed for tree protection and no dig construction in order to safeguard this tree. Provided these conditions are attached to any grant of planning permission, the proposal would be in accordance with the above development plan policies and the NPPF.

Additional conditions:

24. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows, groups of mature shrubs and structural planting areas to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in full accordance with the approved scheme.

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.

25. The protective fencing and other protection measures specified by condition 24 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. 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.

26. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.

b) Materials including porous surface finish.

c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.

d) Program and method of implementation and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling.

The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

27. No development shall commence until:

(i) a site layout plan of showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works

have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -

a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.

b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)

c) Soak-aways (where applicable)

d) Gas, electricity, telecom and cable television.

e) Lighting columns and all associated ducting for power supply.

f) Phasing and timing of works.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]