

Date Published: 29 June 2015



## **PLANNING COMMITTEE**

**18 JUNE 2015**

### **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

**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**  
**18th June 2015**  
**SUPPLEMENTARY REPORT**    V2.

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**Correspondence received and matters arising following preparation of the agenda.**

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**Item No: 5**  
**14/00552/FUL**  
**Land At East Lodge Great Hollands Road Bracknell Berkshire**

ISSUE DATE: 16.06.2015

**Amendment to Recommendation:**

In the event of the S106 planning agreement not being completed by 30 November 2015 the Head of Planning be authorised to REFUSE the application on the grounds of:.....

Delete condition 23, amendment to conditions 22 and 24, renumber as necessary and add the following conditions:

22. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out 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.

The areas shown for soft landscaping purposes on the approved plans 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 Saved Policies EN2 and EN20, Core Strategy DPD Policy CS7]

23. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs 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 2.4m high 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 23 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 (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority. A copy of the signed inspection report shall be sent to the Local Authority following each visit.

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.

27. 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]

28. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

29. No development (including any initial site-clearance works) shall commence until details of the foundation structure/s, of the approved building/s, so designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include: -

[An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.

- a) Layout and construction profile drawing/s.
- b) Engineering/ Arboricultural construction method statement.
- c) Implementation method statement including timing/ phasing of works.

The foundation structure shall be implemented in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.

30. No development shall commence until:

- (i) a site layout plan at a minimum scale of 1:200 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 full accordance with the approved site layout 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.

31. No development shall take place until:

(i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:

- a) Existing and proposed finished levels.
- b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
- c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and

(ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

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**Item No: 6**

**14/01317/FUL**

**53 All Saints Rise Warfield Bracknell Berkshire RG42 3DS**

ISSUE DATE: 16.06.15

**Correspondence received**

Additional comments have been received from the residents of No.55 All Saints Rise, which are available to view on the Council's website. The comments are a response to the published Committee Report, specifically Paragraphs 9 and 10.

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**Item No: 7**

**15/00005/3**

**Winkfield St Marys Church Of England Primary School Winkfield Row Bracknell  
Berkshire RG42 6NH**

ISSUE DATE: 16.06.15

**Correspondence received**

8 additional letters of support have been received including a letter of support from the Chair of Governors of Winkfield St Mary's CE Primary School.

They have advised that they are unanimous in their agreement to accept the proposal and in summarising the letter they have advised that before reaching this decision the governors addressed a number of concerns, including parking, playground provision and consideration of the catchment area of the school.

Of the 7 additional letters of support they have advised:

- o St Mary's Church of England School Trust would like to record the unanimous support of the Trust.
- o Planned investment is modest scale and will help to modernise the school with benefits to the education for the children of the parish, now and in the future.
- o St Marys is an important part of the local community and is very important that it should be allowed to develop and thrive.
- o It is a worthwhile planning application that will help modernise the school and improve facilities there.
- o Whilst there may be short term inconvenience this will be a long term benefit.
- o A purpose built classroom can only enhance the school site if there was an opportunity to remove temporary classrooms.
- o Appreciate that parking is contentious, as it always has been, understand school has endeavoured to address the issues and have worked with the Parish Council and Local Authority to improve access and parking to the school.

A further email from a school governor has raised concerns regarding how children will be safeguarded during the construction process. It is proposed to amend condition 13 to address this matter (see below).

Correction to Officer Report:

Para 1 on Page 55 should refer to Winkfield Row and not Winkfield Road.

Amendment to Recommendation

The wording of the following conditions is revised as follows:-

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

- 5125476-ATK-Z1-ZZ-DR-A-0001 P1 dated 09.09.2014
- 5125476-ATK-Z1-ZZ-DR-A-0002 P1 dated 09.09.2014
- 5125476-ATK-Z1-ZZ-DR-A-0003 P1 dated 09.09.2014
- 5125476-ATK-Z1-ZZ-DR-A-0004 P1 dated 09.09.2014
- 5125476-ATK-Z1-ZZ-DR-A-0102 P1 dated 20.10.2014
- 5125476-ATK-Z1-ZZ-DR-A-0103 P1 dated 20.10.2014
- 5125476-ATK-Z1-ZZ-DR-A-0111 P2 dated 20.10.2014
- 5125476-ATK-Z1-ZZ-DR-A-0115 P1 dated 20.10.2014

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

04. No site clearance shall take place 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 by the Local Planning Authority. The agreed details shall be complied with in full during the development.

REASON: In the interests of nature conservation

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

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

- (i) the buildings subject to development have been further surveyed for the presence of bats, and
- (ii) the further 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 a scheme for the relocation of an bats has been submitted and approved by the Local Planning Authority. The scheme shall be performed, observed and complied with in line with the agreed scheme.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS5]



07. The development shall not be occupied until bird and bat boxes (and other biodiversity enhancements), have been provided in accordance with a scheme - including a plan or drawing showing the location of these enhancements - which has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be retained in perpetuity.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1, CS7]

11. The surge classroom hereby approved shall not be occupied until the associated vehicle parking at the recreation ground on Chavey Down Road has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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]

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the demolition and construction period. The statement shall provide for:-

- access to the site for construction traffic,
- the parking of vehicles of site operatives and visitors,
- maintaining safe pedestrian access to and around the school site at all times,
- construction and demolition working hours
- loading and unloading of plant and materials including the timings of deliveries (not to conflict with school drop off and pick up times),
- storage of plant and materials used in constructing the development,
- the erection and maintenance of security hoarding,
- measures to control the emission of dust and dirt, noise and smell,
- wheel-cleaning facilities

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20 and EN25 and CSDPD CS23]

14. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. 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, 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 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, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of good landscape design and the visual amenity of the area.

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

15. The surge classroom hereby approved shall not be occupied until an updated Travel Plan, including measures as to implementation, monitoring and review has been submitted to and approved in writing by the Local Planning Authority. Thereafter the travel plan shall be implemented in accordance with the approved details.



REASON: To ensure at the development does not give rise to an increase in traffic to and from the school, which could result in a detrimental and unmitigated impact on the local road network.

[Relevant Plans and Policies: BFBLP M4 and CSDPD CS23]

16. No development shall take place until full details of a scheme to secure off site parking at the Locks Ride Sport and Recreation Ground has been submitted to and approved in writing by the Local Planning Authority. The surge classroom hereby approved shall not be occupied until the approved scheme has been implemented and shall be continued to be implemented for as long as the surge classroom is occupied.

REASON: In the interests of highway safety and the accessibility of the development to pedestrians.

[Policies: BFBLP M6 and CSDPD CS23]

**ISSUE DATE: 18.06.15**

### **Correction to Officer Report**

**Section 16 can be deleted. As the extension proposed falls under the 100sq.m. threshold for this policy there is no requirement to provide 10% of the energy requirements from on-site renewable energy generation.**

### **Amendment to Recommendation**

**Condition 18 deleted due to no requirement to provide renewable energy.**

### **Correspondence received**

**2 further letters of objection have been received raising the following points:-**

- School has been downgraded to a 3 - Requires Improvement.
- Cannot see parents wanting to send their children to Winkfield St Marys unless the rating improves therefore what is the purpose of a surge class.
- Staff are leaving at the moment including head and deputy head.
- Children from outside the catchment are unable to walk to school bringing more unnecessary traffic and highway safety issues.
- Lack of space for safe play.
- Children from the catchment area deserve a good school before anything else.
- Believe Governments own guidelines say that no school should be enlarged if it is at Grade 3.

[Officer comment: The above concerns regarding the rating of the school/staffing concerns are not material planning considerations; the highway safety concerns and space issues are addressed within the original report]

**An additional letter of support has been received containing the following points:-**

- School has continued to expand over many years to meet the need of the community especially after the construction of the Carnation estate from which the school draws a large percentage of its population.
- No clear evidence school will need to accept further pupils if new schools are constructed in Warfield and Binfield. School would then benefit from the added interior space and new toilets.

**Item No: 8**  
**15/00122/FUL**  
**Nutcroft 20 Priory Lane Warfield Bracknell Berkshire RG42 2JU**

ISSUE DATE: 16.06.15

**Additional Information**

The applicant has provided additional information regarding the existing heights of the planting on the southern side boundary and western front boundary of the property, with respect to the proposed outbuilding forming a car port. The total height of the planting on the southern side adjoining the property of 'Hazelbury', 18 Priory Lane is 3.2 metres. The planting on the front boundary has a total height of approximately 6 metres. In comparison the proposed total height of the car port would be 4.1 metres (with a pitched roof).

**Amendment to Recommendation**

Condition 02 should read:

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

Block Plan scale 1:500 [Amended] received on 10 June 2015  
Dwg. Title 'Proposed Ground Floor Plan' [rear extension] received on 5 March 2015  
Dwg. Title 'Proposed Elevations' [rear extension] received on 5 March 2015  
1918 (P) 'Proposed Oak Framed Pool Cover' received on 5 March 2015  
1918 jwp 'Proposed Oak Framed Garage' received on 5 March 2015

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

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**Item No: 12**  
**15/00413/PAC**  
**Land To The Rear Of The Elms Winkfield Lane Winkfield Windsor Berkshire SL4 4QU**

ISSUE DATE: 16.06.15

**Additional Information**

The applicant has submitted an independent structural engineers assessment (received 11 June 2015) confirming that the building is structurally sound enabling it to be converted to residential.

ISSUE DATE: 18.06.15

**Additional informative**

As planning permission for the new dwelling would be granted for development by way of general consent it would be CIL chargeable and as such the following informative should be attached:

The applicant is advised that this development is subject to Regulation 64 of the The Community Infrastructure Levy Regulations 2010 (as amended).

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**Miscellaneous Item No: 13**

**Confirmation of Tree Preservation Order 1179**

**Land at 8 South Hill Road and 12, 14, 19, 26, 40 Harcourt Road and 41 Reeds Hill Road,  
Bracknell – 2014**

ISSUE DATE: 16.06.15

**Additional Information**

4.4 TPO 1179 was considered and served as a result of applications to construct driveways in such proximity that would have harmed the trees' root systems.

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