

Date Published: 18 September 2015



PLANNING COMMITTEE

17 0000 2015

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers were circulated at the above meeting.

Alison Sanders
Director of Corporate Services

Page No

PLANNING APPLICATIONS

(Head of Development Management)

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BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
17th September 2015
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
14/00337/FUL

Land West Of Wokingham Road Wokingham Road Sandhurst Berkshire

ISSUE DATE: 15.09.15

Correspondence received

One further representation was received which raises the following matters.

- The applicant has had least two lorry loads of road scalpings delivered onto part of the constructed road within the site.
- The A321 is a busy and fast road and with restricted views, the proposed new access is dangerous and unnecessary.

[Officer Comment: The applicant states that the road scalpings were delivered recently in order for him to complete the road once planning permission was granted. Part iv of the Officers report addresses matters relative to highway safety]

Amendment to Recommendation

Reword conditions 03, 04, 05, 09, & 10 to read as follows:

03. The development hereby permitted shall not be begun 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 junction with Wokingham Road

The off site highway works shall be completed in accordance with the approved scheme prior to the use of the access.

REASON: In the interests of highway safety.

[Relevant Plans and Policies: BFBLP Saved Policy M4]

04. The first 10 metres of the access road, from the back edge of the adjoining highway shall be finished with a bonded surface.

REASON: In the interests of highway safety.

[Relevant Plans and Policies: CSDPD Policy CS24]

05. The access hereby approved shall not be brought into use until visibility splays of 2.4 metres x 70 metres have been provided at the junction with Wokingham Road. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Plans and Policies: CSDPD Policy CS24]

09. 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 scheme shall be implemented as approved.

REASON: In the interests of nature conservation

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any structures aligning the proposed vehicular access except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

Reason: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD Policies CS1 and CS7]

Item No: 6

14/00863/FUL

**Land At Rear Of 4 Hayley Green Cottages Forest Road Hayley Green Warfield
Bracknell Berkshire**

ISSUE DATE: 15.09.15

Correspondence received

2no. further objections received which raise the following (objections already received from these postal addresses)

- amendments do nothing to alleviate safety dangers to and from the site
- dispute over rights to the land to the side of the Cottages means that all cars/vans which park there will move onto Forest Road, increasing hazards. If vehicles are parked on the north side of Forest Road, it is extremely difficult to see approaching vehicles or their speed. 30mph speed limit is frequently exceeded.
- increased vehicular movements to and from the site, along with vehicles parking on Forest Road will restrict and obscure visibility for those exiting the access at Goose Corner.
- The residents of Hayley Green Cottages and the New House have been parking on the piece of land between 4 Hayley Green Cottages and the New House for a number of years. The proposed development plan shows the track being widened to encompass more of this land. This will encourage on street parking and lead to vehicles waiting in the highway to pass parked cars or to access the site.

The impact of this will :

- Reduce the visibility splays either side of the exit on to the Forest Road
- Create additional traffic problems on the Forest Road with the width of the Forest Road being reduced to a single lane due to parked cars
- Adversely impact pedestrians and cyclists using the Forest Road as cars often park partially on the pavement that runs alongside the Forest Road.
- The driveway from the proposed development to the Forest Road does not include a pedestrian walkway which means anyone walking on foot from the new development to the Forest Road will be walking on the gravel driveway, which will put these individuals in danger from traffic travelling to and from the development.
- The residents from Hayley Green Cottages 1 -3 have a right of easement across the back of No 4 and long the track at the side. There will be a safety issue with the increased traffic flow to and from the development, which will put the residents of Hayley Green Cottages at risk for their safety when using the pedestrian access.

- One of the requirements from the previous planning application was to provide adequate amenities for No 4. On the plan submitted on 6th July it is unclear of where these amenities are and the size available to No 4. There is a small triangle of land at the rear, which is only large enough for the wheelie bins belonging to no 4 but there is insufficient space for a washing line or an area to sit out on. Plus the pedestrian right of way crosses this triangle of land and therefore across the amenity strip.
- The current development does not comply with the 12 core planning principles outlined in NPPF para. 17.
- There is no evidence that the design of the development will be of a high quality and a good standard as evidenced by the development work completed at No 4.
- This land has not been previously developed and has been used for storage of caravans only. Therefore this means a change of use and will urbanise the area, which has been classified as semi-rural.
- Increase in hardstanding will have an impact on the water table and create a flood risk to the surrounding properties when there was not a risk before. The increase in cars that will be travelling the properties of Hayley Green and Goose Corner will impact increase carbon emissions in close proximity of the existing residents gardens.

In light of some of these additional objections, the Council's Highways Officer made the following additional comments in response:

The informal parking which currently occurs on the grass close to the boundary with New House is taking place on private land over which the Highway Authority has no control. It is also unlikely that there are any planning conditions covering the use of the land for parking. This informal parking could therefore cease at any time, unless others have the legal right to park on the land and as such on-street parking along Forest Road could result at any time. The land is within the red line area and is shown as being controlled by the applicant.

On-street parking on Forest Road to the front of nos. 2 and 3 Hayley Green Cottages which could occur at present would not interfere with sight-lines for vehicles exiting the access serving the 3 new dwellings, as vehicles exiting the access would have sight-lines across the frontage of no. 4 Hayley Green Cottages and behind parked vehicles. Parking is being provided within the application site for no. 4 Hayley Green Cottages.

Forest Road is a straight road and whilst parking on Forest Road would affect two-way traffic movements, as vehicles would have to give-way to each other, adequate sight-lines are provided to enable drivers to see oncoming traffic.

Amendment to recommendation:

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. The applicant is advised that the following conditions require discharging prior to commencement of development:

- 03. Materials.
- 04. Landscaping.
- 06. Sustainability Statement.
- 07. Energy Demand.
- 11. Site Organisation.
- 14. Slab levels
- 15. Boundary treatment

- 17. Tree protection
- 20. Biodiversity enhancements. (this should include, bird boxes, bat boxes, insect houses and hedgehog houses.)
- 22. Bat survey for trees.
- 25. Cycle parking.

The applicant is requested to ensure that samples of materials are available on-site for inspection by the case officer.

The applicant is advised that the following conditions require discharging prior to occupation of development:

- 09. Parking and turning.
- 24. Pedestrian Visibility Splays.

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

- 01. Time limit.
- 02. Approved plans.
- 05. Landscaping retention.
- 08. Access
- 10. Garage retention.
- 12. No additional windows.
- 13. Obscure glazing.
- 16. Hours of demolition and construction.
- 18. Tree Protection.
- 19. No external lighting.
- 21. No site clearance shall take place during the main bird-nesting period.
- 23. Visibility splays
- 26. No gates
- 27. Cut back of hedge

3. Details in respect of condition 4 shall include the re-instatement of the front of 4 Hayley Green Cottages back to soft landscaping to prevent vehicles parking to the front of the existing property. Condition 15 shall also detail the enclosure be provided to the front of no. 4 Hayley Green Cottages to prevent vehicles parking to the front of the existing property.

4. The applicant is advised that the proposal does not comply with the Council's standard in respect of the distance from the dwellings to the bin storage area and as such any occupiers will need to carry their bins/refuse to the bin storage area at the front of the site.

ISSUE DATE: 17.09.2015

Additional correspondence

1no. further objection received which raise the following (objection already received from this postal address)

Impact on amenity space to No 4 Hayley Green cottages: (Vehicular Access rights to no 3 Hayley Green cottages)

No 4 Hayley Green cottages does not have adequate amenity space which should ideally be located on the side or rear of the cottage.

Seemingly if provision of amenity land were to be provided to the rear of cottage no 4, my vehicular right of access would be compromised (ie I would be driving over their garden to access the rear of my property). The applicant has failed to acknowledge 3 Hayley Green Cottages's vehicular access in its latest application. The approval in 1965 for a detached garage and storage on my property seems to confirm my vehicular right of access.

Shortfall in parking provision

I note that the access / safety and traffic issues have still not been addressed. The additional traffic generated from the three proposed houses are not being considered. The narrow track does not have the capacity to accommodate the increase in cars and cars reversing on the main and very busy Forest Road where cars speed. The amended plan submitted by the applicant puts pressure on the parking provision and no off-carriageway parking provision has been made as a result of this. It will be impossible for TWO CARS to pass each other on the track and will not enter or leave the access road in a forward gear and will not have the required space for turning.

The lack of parking provision will result in drivers parking on the carriageway which will be a danger for all in the area (pedestrians, cyclists and drivers). The visibility splay will be greatly reduced with cars parked on either side of the access track on the carriageway (Forest road) and the drivers when exiting Forest Road and Goose Corners.

Access for a fire engine

Under the Fire Access safety, Building Regulations requires access for a fire engine with a minimum road and gateway widths and turn space. The minimum width for access road is 3.7 metres and I note that this is still an unresolved issue.

Disturbance, Potential Noise and light pollution and detrimental impact upon residential amenities

Road surface noise: The access road will be made of gravel which will be noisy and I note that this will adversely affect the amenities of the nearby occupiers using outdoor space which will be located very close to the access track. The increase in traffic in the access road will create fumes to nearby houses.

Lighting: There is mention of lighting the access road which would have a negative impact on nearby houses. I note that the rumble strip is still on the plan and it was proposed to remove so as to reduce noise disturbance.

Design

Hayley Green is defined as Character area and should be preserved wherever possible to minimise the impact on the countryside character of its surroundings. The current applications do not reflect the countryside character of the area.

The planning agent of the application has made the following comments on the Committee report:

Para 9.36

Additional private amenity space is also to be provided to the side of the retained dwelling. Overall, the scheme results in a net gain of private amenity space to no 4 Hayley Green Cottages.

Para 9.46

A dry riser can be installed in the ground from entrance to houses so that no fire engines are required to enter the site. However, fire tenders could still access the site should it be necessary given that the access road serving the dwellings is greater than the minimum 3.7m width specific in Building Regs Part B5 (Fire Safety). Whilst there is a narrowing at the gateway pinch point to the access Rd within the site, this nonetheless meets the minimum width specified in B5 such that the width of the road can accommodate a fire tender.

Para 9.49

The surface material can be secured by condition and could include bonded gravel. Bins only need to be taken to the collection point on bin collection day.

Para 9.52 and 9.53

Para 9.52 states that additional plans are required. However, and as confirmed in email correspondence last week, the garages do meet the requisite standards. This point is

not confirmed until para 9.53. Please correct and assure members that the garages meet the Council's size standards.

Para 11.25

The garages enable the storage of a bike, whilst sheds for additional storage can also be provided in the rear gardens and secured by condition.

Item No: 7

14/01201/FUL

Land West Of Old Wokingham Road Old Wokingham Road Wokingham Berkshire

ISSUE DATE 15.09.15

Amendment to recommendation.

Insert at end:

"In the event of a S106 Obligation not being completed by 17.11.2015 the Head of Planning be authorised to REFUSE the application on the grounds of:-

01. The development would not make adequate provision for pedestrians and cyclists to access the services and amenities to be provided as part of the future development of the adjacent former TRL site. In the absence of a section 106 Obligation to secure a financial contribution towards the provision of a Toucan crossing of Old Wokingham Road at an appropriate stage in the development of the former TRL site, the proposal would be contrary to Policies M4 and M6 of the Bracknell Forest Borough Local Plan, and Policies CS23 and CS24 of the Core Strategy Development Plan Document."

ISSUE DATE 17.09.15

Update to report

Wokingham Borough Council's Planning Committee considered a duplicate application on 16th September. It was resolved that the Head of Development Management be authorised to GRANT planning permission subject to the completion of a satisfactory S106 Legal Agreement (Securing the affordable housing commuted sum, SAMM payment and SANG details) and subject to a number of conditions.

Item No: 8

15/00366/FUL

Land At Bowman Court Dukes Ride Crowthorne Berkshire

ISSUE DATE 15.09.2015

Additional information

9.1 The key issues for consideration are:

x Sustainable drainage

The Planning Practice Guidance 'Flood Risk and Coastal Change' as amended 15/04/2015 advises under para. 79 that when considering major development, as defined under the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate. A sustainable drainage strategy has been submitted and considered to be acceptable subject to a condition to ensure drainage is in place before occupation of any units and a S106 entered into to secure the future management of the drainage system.

xii. Conservation.

Historic England are currently considering including Wellington College on the register of Historic Parks and Gardens. No decision has been made on this. The Council's Conservation Officer did not raise concerns over the application and Historic England were aware of the designation of this site as a housing allocation site and did not raise objections during the SALP process.

11. RECOMMENDATION

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

- measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA)
- the provision of additional contribution to off site affordable housing
- maintenance of the drainage strategy
- Securing a S278/38 agreement for the construction of the access road (including turning head) from Dukes Ride to serve plots 1-9
- Securing a S278/38 agreement for the construction of the access road and footways on Smiths Path and within the site (including turning head) to serve plots 10-36
- Securing public rights over private land within the site

That the Head of Planning be authorised to APPROVE the application subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 23.04.15, 01.07.15 and 14.07.15:-

2223-A-1000-B
2223-A-1005-U
2223-A-1006-C
2223-C-1010-E
2223-A-3000/D
2223-A-3005-F
2223-A-3010-D
2223-A-3015/D
2223-A-3020/D
2223-A-3025-D
2223-A-3035-D
2223-A-3040-C
2223-A3045-C
2223-A-3050-C
2223-A-3055-C
2223-A-3056-E
1398/001/C
1398/002/F
8881-D-01/C
8881-SK-03/A
30582/AC/025
30582/AC/026

30582/AC/027

30592/AC/028

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

03. No development shall take place until samples of the materials to include bricks, roof tiles and render, to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. No dwelling shall be occupied until a means of vehicular access from both Dukes Ride and Smiths Path has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

05. No dwelling shall be occupied until a means of access for pedestrians and cyclists (including details of the management of the footway link within the site) has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BEBLP M6, Core Strategy DPD CS23]

06. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 meters measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

07. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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]

08. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No dwelling shall be occupied until the cycle parking serving it has been provided in accordance with the approved scheme. The facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

09. No gates shall be provided at the vehicular accesses to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

11. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works including the following:--

- the site access with Dukes Ride
- alterations to Smiths Path from Wellington Business Park to the site

The buildings provided by the carrying out of 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, CSDPD CS23]

12. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. 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) Illustrations 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.

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

14. The protective fencing and other protection measures specified by condition 13 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 meters of the trunks of any trees or the center line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

15. 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 programme 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 Planning 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.

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

16. 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) Programme 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]

17. 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.

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

18. 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.

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

19. No development shall take place until:-

(i) details of all proposed alterations to the ground levels within the site within 5 meters 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) Specific cross section profile drawing at a scale of 1:200 for plot 6 showing its relationship to existing trees.

d) 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.

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]

20. No development shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides 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 semi mature tree planting. To include trees of the following minimum planting size Height 4-5 metres Stem Girth 25-30cm
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Detailed schedule of Orchard planting accompanied by a specific Comprehensive 10 year post planting maintenance schedule.
- f) Means of enclosure (walls and fences etc)
- g) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- h) Recycling/refuse or other storage units, play equipment
- i) Other landscape features (water features, seating, trellis and pergolas etc).

Part 2: Implementation

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]

21. 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 without the prior written permission of the Local Planning Authority. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place, unless the Local Planning Authority gives its written consent for 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]

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes [A., C, D and E] of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

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

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order England 2015 (or any order revoking and re-enacting that Order with or

without modification), no hard surface as permitted by Class F of Part 1 of the Second schedule of the 2015 Order shall be provided for any purpose incidental to the enjoyment of a dwelling house

REASON: In the interests of the health of nearby trees
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

24. A landscape and ecological management plan (LEMP) for the proposed orchard shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The content of the LAMP shall include the following:-

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organization responsible for implementation of the plan
- h) On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of nature conservation
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

25. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:-

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and 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 (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

26. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

27. The development hereby permitted shall be implemented in accordance with the submitted Energy Demand Assessment and save as otherwise agreed in writing by the Local Planning Authority, the building(s) constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

28. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works (which may comprise more than one phase of investigation), in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is within an area of archaeological potential. A programme of works is required to mitigate the impact of development and to record any surviving remains so as

to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF.

29. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been 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) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours
- (vii) hours during the construction 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.

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

[Relevant Policies:, BFBLP EN25]

30. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been 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, Core Strategy DPD CS7]

31. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for free standing external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

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

[Relevant Policies: BFBLP EN20 and EN25]

32. There shall be no restrictions on the use of the car parking spaces to serve units 10-36, other than shown on the approved plan as being marked as for the sole use of individual units.

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]

33. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

34. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the submitted plans.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

In the event of the S106 Agreement not being completed by 27th November 2015 the head of planning be authorised to refuse the application on the grounds of:- .

01. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system for the management of surface water run-off to include clear arrangements for ongoing maintenance over the lifetime of the development . This is contrary to The House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18.12.2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15.04.2015.

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 contributions towards 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 .

04. The proposal would not secure the necessary highways agreements to ensure that the site could be entered and serviced adequately by refuse vehicles and the provision of publicly accessible pedestrian routes across the site. The proposed development would therefore be contrary to Policy M9 of the Bracknell Forest Borough Local Plan and Policy CS23 of the Core Strategy Development Plan Document.

ISSUE DATE 17.09.2015

Amendment to Recommendation

Amended condition

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 23.04.15, 01.07.15 and 14.07.15:-

**2223-A-1000-B
2223-A-1005-W
2223-A-1006-C
2223-C-1010-E
2223-A-3000/D
2223-A-3005-F
2223-A-3010-D
2223-A-3015/F
2223-A-3020/D
2223-A-3030-C
2223-A-3025-D
2223-A-3035-D
2223-A-3040-C
2223-A3045-C
2223-A-3050-C
2223-A-3055-D
2223-A-3056-E
1398/001/E
1398/002/H**

8881-D-01/D
8881-SK-03/A
30582/AC/025
30582/AC/026
30582/AC/027
30592/AC/028

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

Additional condition

35. Units 10-36 shall be occupied only by staff employed at Wellington College and their families.

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]

Item No: 9

15/00464/FUL

Parkham St Marks Road Binfield Bracknell Berkshire

ISSUE DATE 15.09.15

Correction to Officers Report

Paragraph 5.4 - The total number of parking spaces should read 39, not 26.

Amendment to Recommendation

In order that a suitable sustainable urban drainage scheme can be secured delegated authority is sought to the Head of Development Management to agree a scheme and to amend, add to or delete conditions as he considers necessary and to amend the requirements within the the S106 as necessary to secure the operation and maintenance of the sustainable drainage system for the lifetime of the development.

Amendments to Conditions

Condition 3

Replace with:

The materials to be used in the construction of the development hereby approved shall be in compliance with those included on the External Material Specification sheets dated 30 July 2015 Rev A in respect of plots 1 and 2, plot 3, plots 4 and 5, plots 6-11, plots 12-16 and plots 17 and 18.

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

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

Condition 5

Remove from condition 'unless the Local Planning Authority gives written consent to any variation'.

Condition 11

Replace drawing 22990-SEP-1--A with 22990-SEP-10 B.

Condition 13

Replace drawing 22990-CSL-500-B+W-D with 22990-SL-500-B+W E.

Condition 15

Replace drawing 22990-CSL-500-B+W-D with 22990-SL-500-B+W E.

Condition 17

Replace drawing 22990-CSL-500-B+W-D with 22990-SL-500-B+W E.

Condition 27

Update the legislation to read 'The Town and Country Planning (General Permitted Development) (England) Order 2015'.

Deletion of conditions

Condition 4

To be deleted as levels details have been submitted and the levels plan is included under condition 2: Approved Plans dwg 666156/102 T4.

Condition 22

To be deleted as subsidence is considered under Buildings Regulations and this condition is therefore not necessary.

Amendment to informative

Informative 03: The applicant is advised that the following conditions require discharging prior to commencement of construction works:
6, 7, 9.

ISSUE DATE: 17.09.2015

Additional Information

Binfield Neighbourhood Development Plan

The Binfield Neighbourhood Development Plan (NDP) was submitted to Bracknell Forest Council on Wednesday 16th September. The Council as local planning authority now has to check that the submitted proposal complies with all relevant legislation

If the Council finds that the plan meets the legal requirements it:

- publicises the proposal for a minimum of 6 weeks and invites representations
- notifies the consultation bodies referred to in the consultation statement
- appoints an independent examiner (with the agreement of the qualifying body)

As the Plan was very recently submitted (on Wednesday 16th September) the Council has not yet determined whether it meets the legal requirements for publication for the statutory consultation period.

Guidance on the weight that may be afforded to policies in emerging NDPs is contained in the National Planning Practice Guidance which states that:

'An emerging neighbourhood plan may be a material consideration. Paragraph 216 of the National Planning Policy Framework sets out the weight that may be given to relevant policies in emerging plans in decision taking. Factors to consider include the

stage of preparation of the plan and the extent to which there are unresolved objections to relevant policies.'

Paragraph 216 of the National Planning Policy Framework (NPPF) states that: 'From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'

As the Plan was very recently submitted (on Wednesday 16th September) the Council has not yet determined whether it meets the legal requirements for publication for the statutory consultation period. It is therefore considered that, in accordance with paragraph 216 of the NPPF, decision makers should not give weight to its policies.

As the Council has not yet carried out the statutory consultation on the document it is also not possible to determine the extent to which there are unresolved objections to relevant policies or their significance.

The submitted draft of the Binfield NDP includes the following policy which would apply to the proposed development:

POLICY BF1: INFILL AND BACKLAND DEVELOPMENT

All infill and backland development shall (including extensions and out-buildings) protect the amenity of neighbours, and reflect the scale, mass, height and form of neighbouring properties. Development proposals must demonstrate how they address the recommendations and contribute positively to the features of the respective character areas identified in the Bracknell Forest Character Areas Supplementary Planning Document.

In particular, development proposals shall:

1. retain historic buildings that contribute to the distinctive character and historic and architectural interest of the village; and
2. ensure that they do not lead to over-development of a site; and
3. avoid the appearance of cramming; and
4. have a similar form of development to properties in the immediate surrounding area; (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property); and
5. ensure that new buildings do not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight or window; and
6. ensure that it does not unacceptably reduce the level of existing private amenity space provision for existing residential properties; and
7. provide appropriate parking and access arrangements, both for the new development and existing properties where they would be affected; and
8. reflect the prevailing boundary treatments.

For the reasons set out above, the Binfield NDP is not yet a material consideration in decision taking. However, it is apparent that the matters covered by the policy are addressed in the officer's report including:

- Compliance with the Bracknell Forest Character Areas Supplementary Planning Document (Paras. 9.31, 9.36 and 9.84)
- Retention of Parkham and the loss of the Stable Building (Para. 9.14)
- Level and form of development (Section iii. Impact on Character and Appearance of the Area)

- Impacts on neighbouring properties and amenity (Section v. Residential Amenity)
- Access and Parking (Section vi. Transport Implications)
- Boundary Treatments (Para. 9.29)

In light of the report's conclusions on these matters it is not considered that there is a significant conflict with the draft Binfield NDP policy BF1.

Item No: 10
15/00507/FUL
5 Hawthorn Close Bracknell Berkshire RG42 1YB

ISSUE DATE: 15.09.15

Correspondence received

Additional letter of representation has been received from the applicant and states the following:

In reference to our recent application for a two story extension we would like to provide you with further information in relation to our request.

We have lived at 5 Hawthorn Close for 9 years and have modernised the house in that time. We purchased the property before we had any children. We now have a 5 year old and a 5 month old baby who currently resides in our bedroom. Our 5 year old daughter is in the second bedroom but they are unable to share due to the size of the room.

5 Hawthorn close is a 3 minute walk to Mr Levey's place of work and a 6-7 minute walk to our eldest daughters school.

In addition to this both families live in very close proximity. Mr Levey's parents live in Stoney road while Mrs Levey's parents live in Meadow way. Mrs Levey will return to work in the new year and both sets of grandparents will care for our children at least 4 times per week.

For the reasons stated above we feel that we simply cannot move from the area that we are already in. We initially looked into moving house but we cannot afford to move due to the current housing market, a 3 bedroom house is simply out of our price range.

Our neighbours had originally objected to our plans claiming a loss of light. They had asked for 'technical expertise' to determine if there would be a loss of light. Having worked very closely with Charlotte Pinch at the council she agreed that there would be a loss of light for the neighbouring house.

Following this and a further chat with Charlotte we had offered to move the neighbours window in the bedroom in question. Our neighbours declined the offer which we feel is absolutely fair. We have maintained from the start of the process that we want the extension to be fair for all concerned.

Once the offer of moving the window had been declined we started to again work with Charlotte on the proposal to find potential ways around the loss of light.

Charlotte Pinch who has been most helpful throughout the whole process took our drawings and made various calculations to ensure that our neighbours would not have a loss of light. Charlotte has assured us that the neighbours house will suffer no loss of light whatsoever with the adjustments she had suggested. Given this information we went straight to the architect and she in turn supplied us with the new drawings.

We feel that the 'technical expertise' that was requested has been carried out by Charlotte Pinch and is reflected in the new drawings. Despite this our neighbours have again objected to the latest planning proposal.

Amendments to Recommendation

The wording for Condition 4 should read as follows:

04. The 2 no. existing parking spaces on the existing driveway shall be retained for the use of parking vehicles at all times.

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

Item No: 11
15/00530/FUL
7 Flint Grove Bracknell Berkshire RG12 2JN

ISSUE DATE: 17.09.15

ADDITIONAL CORRESPONDENCE RECEIVED

An objection has been received from the occupant of 6 Flint Grove, objecting to the proposal on the basis that it would be out of character with the surrounding area.

A further representation has been received from the occupants of 8 Flint Grove, in respect of amended plans received. The occupants state that the amended plans do not address concerns that the proposal would result in an adverse impact on the character of the surrounding area, including by forming a terracing impact, and would result in an adverse overlooking impact on the occupants of no.8.

[Officer Comment: The above matters are discussed in the full report].

AMENDMENT TO CONDITIONS

Condition 02 should read:

The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 26 August 2015:

FG/07/03 Rev. A 'Proposed' [Plans & Elevations]
FG/07/04 Rev. A 'Location & Block Plan'

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

Item No: 12
15/00547/FUL
Orchard Lea Drift Road Winkfield Windsor Berkshire

ISSUE DATE 15.09.15

Amendment to report.

Para. 9.43. The number of disabled parking spaces has been amended to 3 to accord with the parking standards SPD.

Amendments to conditions:

Condition 14. Insert at end "The site clearance shall thereafter be carried out in accordance with the approved scheme."

Condition 16: Replace "Town and Country Planning (General Permitted Development) Order 1995" with "Town and Country Planning (General Permitted Development) (England) Order 2015".

Condition 18: Insert at end "The mitigation measures shall thereafter be carried out in accordance with the approved scheme."

Item No: 14 & 15

15/00623/FUL & 15/00624/FUL

Harts Leap Independent Hospital 5 Windrush Heights Sandhurst Berkshire GU47 8ET

ISSUE DATE 15.09.2015

Additional information

The agent has confirmed the following:

The Caring Homes Group has advised the agent that the home operated at full capacity (55 residents and approximately 28 staff per day) until around 2010. Between 2010 and 2013 there were between 45 and 47 residents. By July 2013 there were 21 residents and they remained in the home until it closed in February 2014. In addition there was staff sleep over accommodation.

The intention is that a Management Company would be set up to manage the private road, footpath link to Windrush Heights and the communal landscaped and woodland areas within the site.

Additional representation received

An additional representation was received on 14/09/2015 as follows:

After reading the officers report I have to disagree with some of the statements

1. The ability to view oncoming cars from sight is by no means clear, see picture. This is taken from the driver's seat of a car outside No7 Dale Gardens.
2. The width so 2 cars can pass each other is far too small.
3. The Widths of access via Windrush Heights are incorrect they measure, Narrowest width 4 ½ metres but with the laurel cut back can be as much as 6 metres - Laurels aren't protected- and at the widest point its over 6 metres as it opens out onto a grassy area, the only tree that might be protected is far enough back not to be a problem.
4. The main access traffic to the Hospital was always via Windrush Heights and the car park was nearly always full, so this would of be around 64 in and outs per day, without noting ambulances and doctors visits which were always via Windrush Heights, so the capacity for traffic can still be via Windrush Heights nothing has changed.

So I have to object to this application again because the information given in the report is very misleading, there has always been access to this site via Windrush Heights and the address for application is 5 Windrush Heights nothing has changed.

Please Note, the width of Dale Gardens access drive cannot be changed as it sides with 2 boundaries, Windrush Heights has only has one boundary on the drive so it can be widened if needed.

Amendments to recommendation

The wording for conditions 7, 8, 9, 11 and 20 should read as follows:

07 The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in

writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

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

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

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

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

REASON: In the interests of nature conservation

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

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification).The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

Item No: 17
15/00684/FUL
15 Heath Hill Road North Crowthorne Berkshire RG45 7BU

ISSUE DATE: 15.09.2015

Correction to Officer Report

The first sentence of paragraph 5.1 on page 220 of the agenda should read as follows:
5.1 Full planning permission is sought for the erection of a single storey front extension and the installation of front dormer (south west facing) on the south west front roof slope of the host dwelling and demolition of the existing front conservatory.

The last sentence of paragraph 9.12 on page 223 of the agenda should read:
..... The proposed front extension would be just outside the canopy spread of the tree and it is therefore considered that there would be no impacts to the roots of this protected tree as a result of digging the foundations for the proposed front extension, or would there be a threat of pruning the tree that extends into the application site.

Amendment to Recommendation

Condition 04 should read as follows:

The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with Section 6 (Figure 3), 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. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following: -

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge, shrub removal and retention.
- d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.
- e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 3), British Standard 5837 (2012), 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.
- f) Proposed ground protection measures in accordance with Section 6 (Figure 3), British Standard 5837 (2012).
- g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- h) Illustration/s of the proposed fencing structure/s to be erected.

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

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]

Condition 06 should read as follows:

No demolition hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas, associated with the front conservatory to be demolished, and 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 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 approved Method Statement shall be observed, performed and complied with.

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

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

Informative 04 should read as follows:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

With regard to water supply, this comes within the area covered by the South East Water Company.

Item No: 19

15/00793/RTD

Telecommunications Mast Opposite Great Oaks Cottage Crouch Lane Winkfield Windsor Berkshire

ISSUE DATE: 15.09.15

ADDITIONAL REPRESENTATIONS RECEIVED

Winkfield Parish Council:

Winkfield Parish Council object to the proposal on the basis that alternative locations should be considered.

Other representations:

A total of 8no. additional objections have been received from surrounding residential properties. The objections can be summarised as follows:

- There has not been adequate consideration of alternative sites for the proposed mast
- The proposal would result in an adverse impact on the character of the surrounding area, including its Green Belt setting

- The proposal would result in an adverse impact on highway safety due to its location in close vicinity of a highway bend
- The proposal may adversely affect the health of the surrounding residents
- The proposal would result in an adverse impact on biodiversity.

[Officer Comment: As the application is for prior approval under Class (a) A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, there is no mechanism to assess matters regarding biodiversity as part of its determination. In any case, the proposal would not be located in an area of special biodiversity interest, and considering the siting of the proposal adjoining a public highway and its overall scale, it is not considered that there would be any significant impact on biodiversity. The remaining matters raised are assessed in the full committee report].

ISSUE DATE: 17.09.15

AMENDMENT TO OFFICER REPORT

Paragraph 1.1 should read 'as an amendment to approval 14/001274/RTD'.

CONSULTATION RESPONSE

Highway Officer:

The Highway Officer raises no objection to the proposal as it would be set back from the highway, and would include a lay-by providing off-street access and parking for future maintenance of the equipment.

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