

**PLANNING COMMITTEE
20 OCTOBER 2011
7.30 - 10.53 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Angell, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Heydon, Leake, Sargeant, Thompson, Virgo and Worrall

Also Present:

Councillors Mrs Ballin, Kensall and Turrell

Apologies for absence were received from:

Councillors Mrs Barnard, Birch, Kendall and Mrs Pile

37. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 22 September 2011 be approved as a correct record and signed by the Chairman.

38. Declarations of Interest

There were no declarations of interest.

39. 10/00643/FUL - The Little Red House Nursery, 59 - 61 Dukes Ride, Crowthorne

A site visit had been held on Saturday 15 October 2011 which had been attended by Councillors Mrs Angell, Blatchford, Brossard, Ms Brown, Davison, Dudley and Finnie.

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Crowthorne Parish Council.
- Eight letters of objection and two of support.

The Committee expressed concerns that the work carried out had significantly changed the character of the site and the development was out of keeping with the area.

Notwithstanding the recommendation of the Head of Development Management for approval, the Committee

RESOLVED that the application be **refused** for the following reason:

01. The addition of cladding has changed the external appearance of the nursery so that it has become out of character and out of keeping with neighbouring properties in the locality and in the street scene, to the detriment of the visual

amenity and local identity of the area. The development is therefore contrary to the aims of the Character Area Assessments SPD (chapter 3 Crowthorne), and to Policy EN20 of the Bracknell Forest Borough Local Plan, to Policy CS7 of the Core Strategy Development Plan Document, and to Policy CC6 of the South East Plan.

The Head of Development Management, in consultation with the Chairman, had authority to authorise enforcement action and he advised the Committee that enforcement action would be taken.

40. **PS 11/00001/FUL - The Iron Duke, 254 High Street, Crowthorne**

A site visit had been held on Saturday 15 October 2011 which had been attended by Councillors Mrs Angell, Blatchford, Brossard, Ms Brown, Davison, Dudley and Finnie.

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Crowthorne Parish Council.
- 13 letters of representation expressing concerns, but no objections raised to the principle of the development of this site.

RESOLVED that,

- (i) following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to contributions towards:
- local open space/recreational facilities;
 - built sports facilities serving the development;
 - local primary/nursery school facilities;
 - local youth facilities;
 - the integrity of the Thames Basin Heaths SPA; and
- and an obligation to ensure that the use of the ground floor of the Iron Duke shall be converted to either retail (Use Class A1) or financial and professional services (Use class A2) and the use as a public house (Use Class A4) shall permanently cease before the first occupation of any of the dwellings hereby permitted;

the Head of Development Management 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.
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 29th July 2007:
 - P-01 C Topographic Survey
 - P-02 E Location Plan
 - P-03 F Proposed Site Plan (received 28th September 2011)
 - P-04 C Units 1 - 3 & Flats Plans/Sections
 - P-05 C Units 4 - 11 Plans/Sections
 - P-06 C Unit 12 Plans/Sections
 - P-07 B Iron Duke Pub Plans/Section
 - P-08 C Units 1 - 3 & Flats Elevations

P-09 D Units 4 - 11 Elevations
P-10 C Unit 12 Elevations
P-11 B Iron Duke Pub Elevations
P-12 C Church Street Existing and Proposed Elevations
P-13 B High Street Existing and Proposed Elevations
P-14 B Site Section A - Existing and Proposed
P-15 B Site Section B - Existing and Proposed
P-16 C Proposed Roof Plan
P-17 C Proposed Landscape Plan (received 28th September 2011)
P-18 C Proposed Services Plan (received 28th September 2011)

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans or details).

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the samples submitted on 26th July 2011 unless otherwise agreed by the Local Planning Authority in writing.
04. No dwelling shall be occupied until the existing vehicular access to the site from Church Street has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.
05. 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.
06. The development hereby permitted shall not be begun 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 metres measured from the surface of the adjacent carriageway.
07. No dwelling shall be occupied until that part of the access road which provides access to it has been constructed in accordance with the approved plans.
08. No building shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all time
09. No building shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings
10. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the building that the parking relates to and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
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:
 - works to secure a safe vehicular access to the site from High Street, Crowthorne.The buildings provided by the carrying out of the development shall not be occupied/open for trade until the off site highway works have been completed in accordance with the scheme.
12. 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.

13. The development hereby permitted (including any demolition) 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 and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the siteThe development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
14. 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 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.
15. The development hereby permitted shall not be begun 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.
 - 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) Means of enclosure (walls and fences etc)
 - f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, parking courts etc.
 - g) Recycling/refuse or other storage units.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.

16. No retained tree or hedgerow (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.
If any trees or hedgerows shown to be retained on the approved plans, are removed, uprooted, destroyed, die or become diseased during the course of the development within a period of 5 years of the completion of the development, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it written consent for any variation.
17. The new build development hereby permitted shall not be begun until a Sustainability Statement demonstrating how the development will meet current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating. Save as otherwise agreed in writing by the Local Planning Authority, the development shall be implemented in accordance with the Sustainability Statement and the measures set out in the statement shall be retained in accordance therewith.
18. The new build residential development shall not be occupied until a Post Construction Review Report carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate has been submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating.
19. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that :
 - (a) the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - (b) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).Has been submitted to and approved in writing by the Local Planning Authority. Save as otherwise agreed in writing by the Local Planning Authority, the building(s) thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
20. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive.
21. The development hereby permitted (including site clearance and demolition) shall not be begun until:-
 - (i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, in accordance with the recommendations in section 6 of the Ecological Appraisal by Aluco Ecology dated January 2010; 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 the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.
22. The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in in section 6 of the Ecological Appraisal by Aluco Ecology dated January 2010, unless otherwise agreed in writing by the Local Planning Authority. These measures shall includes the installation of bird and bat boxes in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the first occupation of any buildings hereby permitted.
23. No building shall be occupied until a scheme (including a plan identifying the areas to be covered by the scheme) has been submitted to and approved in writing by the Local Planning Authority for the management of any communal areas of the site that are not intended to be transferred to individual occupiers. The approved scheme shall be implemented prior to the first occupation of any building and the measures in the approved scheme shall thereafter be retained.
24. The development hereby permitted shall be carried out in full accordance with the tree protection measures and method statements outlined in the following documents received by the Local Planning Authority on 28th September 2011: Method Statement - Iron Duke by SW Directional Drilling
Tree Condition Survey/Constraints drawing 506/01 B by Draffin Associates
Tree Protection drawing 506/02 by Draffin Associates
Arboricultural Method Statement revised 22nd July by Draffin Associates (received 29th July 2011)
unless otherwise agreed in writing by the Local Planning Authority.
25. No gates shall be provided at the vehicular access to the site.
26. 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
27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
28. Prior to the first occupation of any part of the development hereby permitted a parking plan shall be submitted to and approved in writing by the Local Planning Authority. The parking plan shall show two parking spaces allocated to each house and one parking space allocated to each flat hereby permitted with remaining parking shown as visitors spaces. There shall be no restrictions on the use of the visitors spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.

Summary of reasons for Decision

The proposal accords with the following Policies of the Regional Spatial Strategy for the South East of England:

CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

CC7 – which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.

H5 – which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land.

NRM5 – which seeks to conserve and improve biodiversity.

NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects

BE6 – which seeks to which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

TC2 – which seeks to support function and viability of town centres; respect the historic character, environment and cultural value of existing town centres; ensure safe, secure and attractive environments for people to live, shop; and consider the potential impact on the vitality and viability of town centres.

The proposal accords with the following Core Strategy Development Plan Document Policies:

CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS2 – which seeks to ensure that land will be allocated for development in the following order: Bracknell Town Centre; previously developed land and buildings in defined settlement; other land within defined settlements where there is no conflict with other policies; extensions to defined settlements with good public transport links.

CS6 – which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment.

CS7 – which seeks to ensure that developments are of high quality design.

CS10 – which requires development proposals to be accompanied by a Sustainability Statement.

CS12 – which requires development proposals to be accompanied by an Energy Demand Assessment.

CS14 – which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area.

CS15 – which seeks to make provision over the period 2006-2026 for the phased delivery of 11,139 new dwellings.

CS16 – which seeks to ensure development will contribute to meeting the identified housing needs of all sectors of the Community.

CS21 – which seeks to ensure that new retail development is directed to identified town centres, and the scale and nature of the retail uses is consistent with the role and function of the centre.

CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

CS24 – which seeks to ensure that development will mitigate any transport impacts which may arise from the development or cumulatively with other proposals.

The proposal accords with the following saved policies of the Bracknell Forest Borough Local Plan:

EN1 – which seeks to protect tree and hedgerow cover.

EN3 – which seeks to ensure that the special value and character of SPAs, SACs and SSSIs are protected.

EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

EN22 – which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.

E5 - which seeks development to be consistent with the hierarchy of shopping centres (major town centre, small town centres, village and neighbourhood centres, local parades).

E10 – which seeks to prevent non-retail uses in Bracknell Town Centre secondary shopping area, Crowthorne retail area outside of the retail core and Sandhurst Centre (west of Swan Lane).

M4 – which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes.

M9 – which seeks satisfactory parking provision for vehicles and cycles.

Supplementary Planning Documents:

Limiting the Impact of Development Supplementary Planning Document (July 2007), which provides guidance on planning obligations which may be required to satisfy planning policies, and aimed at making development more sustainable.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with the above policies.

The site is in a very sustainable location and the principle of the proposed development is acceptable. The retention of the Iron Duke and the replacement of the incongruous Old Bakehouse Court with a small residential terrace in keeping with adjacent properties will positively enhance the character and appearance of the Crowthorne Conservation Area while bringing new uses and vitality into this somewhat neglected part of the conservation area.

Concerns have been raised that the new houses on Church Street would be higher than the existing adjacent terrace and have a bulkier rear elevation. However it is not considered that these would be readily visible from the street scene or in any way detract from the positive enhancements the new terrace would provide in this location. It is also considered that slightly taller buildings would be appropriate as the village centre is approached and the proposed Church Street elevation is therefore considered to be acceptable.

Concerns have also been raised that the houses behind the Iron Duke would have roofs higher than the Iron Duke when viewed from the High Street and that this would be compounded by an infilling of the High Street elevation south of the Iron Duke. Although the proposed ridge line of the houses at the rear of the site would be 0.8m higher than the Iron Duke it would be lower than 246-252 High Street which adjoin the Iron Duke. In view of the fact that these houses would be set back approximately 50 metres behind the Iron Duke the additional height would not be apparent in views from the High Street. The only place that the proposed houses may be glimpsed

behind the Iron Duke would be in long distance views down Lower Broadmoor Road. However in view of the distances involved it is considered that the height differential would be barely noticeable and would not result in any visual harm to these long distance views.

The lack of perspective in the street elevations also applies to the perceived infilling concern. At the front of the site the area south of the Iron Duke would remain open as at present to accommodate the new access road and car parking. The proposed house on plot 12 would be set approximately 10 metres back and six metres south of the Iron Duke and the terrace of houses at the rear would be 29 metres further back. These set backs will reduce any appearance of infilling of the area south of the Iron Duke when viewed from the High Street. The proposed houses would not be readily visible in oblique views into the site when travelling along the High Street in either direction, but would only be seen from directly in front of the access road. The retention of the mature trees along the southern boundary of the site will also retain a green foil to the site, maintaining the present clear break between the more commercial uses to the north and residential area to the south.

The proposed development is not considered to result in any significant impact on neighbouring properties and will provide an acceptable living environment for future occupiers.

The Highway Authority has not raised any highway safety concerns with respect to the siting of the access onto Crowthorne High Street.

It is considered that on balance the proposed scheme will provide significant economic and environmental benefits that outweigh any remaining highway concerns about parking.

The planning application is therefore approved

- (ii) In the event of the S106 planning obligations not being completed by 20 January 2012, the Head of Development Management be **authorised to refuse** the application for the following reasons:-
01. The proposed development would unacceptably increase the pressure on public open space, built sports facilities, local youth facilities and primary and nursery education facilities. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards public open space, built sports facilities, local youth facilities and primary and nursery education facilities the proposal is contrary to policies CC7 of the South East Plan; Policy CS6 of the Bracknell Forest Core Strategy DPD; Policy R5 of the Bracknell Forest Borough Local Plan and the Limiting the Impact of Development SPD.
 02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the adopted Limiting the Impact of Development Supplementary Planning Document. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan; Policy EN3 of the Bracknell Forest Borough Local Plan and Policy CS14 of the Core Strategy Development Plan Document.

41. **PS 11/00416/FUL - Land at Former RAF Staff College Site, Broad Lane, Bracknell**

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of the Crime Prevention Design Advisor, Bracknell Town Council and the Environment Agency
- 18 letters of objection and two letters of comment but not specifically objections.
- An objection from Ranelagh School Governing Body, which was subsequently withdrawn.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker, Mr Johann Appel, on behalf of The Parks residents' Association, and Mr David Lander, on behalf of the applicant.

The Committee noted that the legal agreement allowed the applicant to decide whether the proposed community centre utilised Ramslade House or was a new build. The Committee also noted that Sport England had raised no objection.

Councillor Kensall asked that it be recorded in the minutes that the three ward councillors shared residents' concerns about the future of Ramslade House.

RESOLVED that, subject to the receipt of a Flood Risk Assessment, and confirmation that the Environment Agency raised no objection to it, the Head of Development Management 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:
 - 10/017/010B – site plan
 - 10/017/012 – community facility/pavilion building – floorplans
 - 10/017/013A – community facility/pavilion building – elevations
 - CSa/1196/113 Rev A – site plan
 - CSa/1196/114 Rev B – hardworks proposals
 - CSa/1196/115 Rev A – planting proposals
 - CSa/1488/120A, 121A and 122B – tree pit details
 - Outdoor Lighting Report (MMA Lighting Consultancy) Ref: MMA12324 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
03. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the community facilities/pavilion building 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.
04. 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.

05. The floodlighting of the multi use games area (MUGA) hereby permitted shall not be illuminated after 22.00 hours or before 12.00 hours (noon) on any day.
06. No development shall take place until details of the materials to be used in the surfacing of the MUGA 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.
07. The community facilities/pavilion building hereby approved shall not be occupied or brought into use until car parking has been provided in accordance with the approved drawing.
08. The community facilities/pavilion building shall not be occupied or brought into use until means of access for pedestrians and cyclists have been constructed in accordance with the approved plans.
09. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.
10. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of "Very Good" or "Excellent" BREEAM rating.
11. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10% unless otherwise agreed in writing by the Local Planning Authority). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.
12. No development shall take place until details of the recycling facility, including the lifting mechanism on the containers and construction of the adjoining highway (to demonstrate that it can support the collection vehicle), 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.
13. The level of noise emitted from plant/machinery/operations on the community centre/pavilion premises shall not exceed 41 dB(A) LAeq,t as measured at No. 11 Typhoon Close between the hours of 20.00 and 07:00 on Monday to Fridays and

- 21:00 and 07:00 on Saturdays and at any other time including Sundays and public holidays.
14. Amplified or other music shall not be played in the premises during the following times, 00:00 (mid-night)-09:00 unless otherwise agreed in writing by the Local Planning Authority.
 15. The development hereby permitted shall not be begun until details of air ventilation systems have been submitted to and approved in writing by the Local Planning Authority. The noise level shall not cause the existing background level (as at the date of this permission) to increase whilst in operation. The new air ventilation system shall be installed and operated in accordance with the approved scheme.
 16. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.
 17. The protective fencing and other protection measures specified by condition 16 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). No activity of any description must occur at any time within these protected 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.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

- EN1 – which seeks to protect tree and hedgerow cover
- EN2 – which seeks to supplement tree and hedgerow cover.
- EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area
- EN22 – which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities
- EN25 – which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.
- M9 – which seeks satisfactory parking provision for vehicles and cycles
- PH1.1 – The Staff College, Bracknell

Core Strategy Development Plan Document:

- CS7 – which seeks to ensure that developments are of high quality design
- CS8 – which seeks to retain, improve and maintain existing recreational facilities and provide and maintain new recreational facilities.
- CS10 – which requires development proposals to be accompanied by a Sustainability Statement
- CS12 – which requires development proposals to be accompanied by an Energy Demand Assessment
- CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

Berkshire Waste Local Plan

- WLP6

The Staff College Planning and Design Brief (approved in October 2002)

Section 299A agreement associated with outline planning permission 03/00567/OUT

Staff College Masterplan/written statement approved pursuant to conditions 23, 25 and 26 of outline planning permission 03/00567/OUT

Account has been taken of the draft National Planning Policy Framework

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

Third party representations were received on grounds that:-

- the design of the building is not in keeping with its surroundings
- would lead to increased traffic on the estate including along Gibson Drive and Nicholson Park will be unneighbourly
- more visitor parking should be provided
- parking for community centre will be used as overflow parking for estate displacing parking associated with it
- concern over abuse of car park by joy riders
- updated facilities welcomed but objection to loss of squash courts
- proposed facility not fit for purpose – not enough space for more than one adult football team
- would the surface of the MUGA be acceptable for all sports?
- the site is not well overlooked and the mixed use and teenage shelter could lead to anti-social behaviour. The car park could be more easily controlled if it could be locked.
- use of recycling facility at unreasonable times could disturb local residents
- loss of Ramslade House will take away last piece of history of RAF Staff College - the impact on it of approving this application should be considered.
- Ramslade House should be used rather than taking up more green space
- money spent on public art should have been spent on Ramslade House
- understood that Ramslade House would be renovated and refurbished to provide community facilities. This would be preferable to the new building in design terms
- the more remote location of new building would cause security issues – Ramslade House enjoys better natural surveillance
- plans for refurbishment of Ramslade House showed several rooms/spaces – more usable than the proposed building. The internal layout of the proposed community facility building is less satisfactory than the use of Ramslade House

- no information has been made public on the costs of refurbishing Ramslade House. These should be the subject of an independent evaluation.
- Ramslade House has a permitted D1 use which could impact on the living conditions of residents. Any permission should ensure that only one of the permitted schemes is implemented and/or that provision is made for the impacts of the use to be mitigated.
- The adequacy of the changing facilities and sports pavilion is questioned.

These comments have been taken into consideration, however it is considered that the proposal would not result in a form of development out of keeping with the character and appearance of the area; it would be designed and sited so as to avoid an adverse impact upon the residential amenities of neighbouring properties (including from anti-social behaviour) and sport and leisure provision. The proposal would have an acceptable level of parking provision, and would not result in any highway safety implications. The proposal itself would not directly impact on Ramslade House the future use/development of which would require separate planning approval.

The proposal is considered to be acceptable in relation to impact upon the character of the area, neighbouring properties and highway safety. It will provide appropriate facilities for the wider Parks development. The application is therefore approved.

42. **PS Miscellaneous Item, Land At Former RAF Staff College Site Broad Lane Bracknell**

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Bracknell Town Council, Sports England, Ranelagh School Governing Body, and local residents.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker, Mr Ireson, Governor at Ranelagh School, and Mr David Lander, on behalf of the applicant.

There was much discussion about recommendation 2.1 A1 and the Head of Development Management advised the Committee that if the flood-lighting to the rugby pitch, clause 7.5.2, was not deleted from the agreement dated 18 December 2003, the applicant would not have to provide floodlighting to the multi-use games area.

RESOLVED that the Section 299a Planning Agreement dated 18 December 2003 and Undertaking dated 9 February 2009 be **modified** as follows:-

A. Amend list of recreational/sports facilities (Clauses 7.5.1-7.5.8) to delete:

1. floodlighting to be provided with the rugby pitch (clause 7.5.2)
2. 2 squash courts (clause 7.5.4)
3. an area incorporating teenage play equipment (clause 7.5.7)

The informal kickabout area (clause 7.5.8) to be changed to a Multi-Use Games Area (MUGA), and the MUGA to be provided with floodlighting, basketball nets and fencing and incorporate a teenage shelter.

B. Amend provision for two Recycling Centres within the site (clause 10) by:

1. deleting the Recycling Centre intended for Phase 2 of the development; and
2. having one underground waste Recycling Centre (now shown next to the community centre/sports pavilion car park)

43. **11/00426/FUL - 25 Eastcote Place, Fernbank Road, Ascot**

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Winkfield Parish Council
- Three letters of objection, all the objections of which have now been satisfied.

RESOLVED that ,

- (i) following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to Open Space and Recreation, Primary Education; Library Facilities and Thames Basin Heath SPA Mitigation, the Head of Development Management 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18th September 2011:
'Plan for 25 Eastcote Place, Ascot'
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
03. The unit shall not be occupied until a means of access for pedestrians to the side has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Policy EN22 which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.

Policy E8 which permits change of use of shop units (A1 use) where there is no adverse effect on the availability of local shopping facilities, and the site is located outside of defined shopping centres.

Policy M6 seeks to ensure that development will provide for safe, direct and well signed cycle and pedestrian routes.

Policy M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document: Policy CS1 which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

Policy CS6 which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment.

Policy CS7 which seeks to ensure that developments are of high quality design.

Policy CS14 which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area.

Policy CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Policy T4 which seeks an appropriate level of parking.

Planning Policy Statements:

* Limiting the Impact of Development Supplementary Planning Document (July 2007), which provides guidance on planning obligations which may be required to satisfy planning policies, and aimed at making development more sustainable.

Guidance contained in the draft National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, EN22, E8, M6 and M9, CSDPD Policies CS1, CS6, CS7, CS14 and CS23, and SEP Policies CC6, SP5 and T4. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

(ii) In the event of the S106 planning obligations not being completed by 31 December 2011, the Head of Development Management be **authorised to refuse** the application for the following reason:-

01. The proposed development would unacceptably increase the pressure on open space and recreation facilities, primary education facilities, library facilities and the Thames Basin Heath Special Protection Area. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated

transport and highway safety measures the proposal is contrary to Policy CC7 of the South East Plan, Policy CS24 of the Core Strategy Development Plan Document and the Supplementary Planning Document Limiting the Impact of Development (adopted July 2007)

44. **11-00558-FUL - Land at former RAF Staff College, Broad Lane, Bracknell**

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Bracknell Town Council.
- A letter of objection from Ranelagh School Governing Body which was subsequently withdrawn

RESOLVED that

- (i) Subject to the receipt of a Flood Risk Assessment, and confirmation that the Environment Agency raises no objection to it

and the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:

1. Compliance with the covenants in the existing permission in regard to the proposed development as if the development had been implemented in accordance with the existing permission, and
2. A requirement that the owners advise the Council before commencement of construction of the new permission;

the Head of Development Management be **authorised to approve** the application subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans:
Site location plan: 11/011/010C
Planning site layout: 11/011/011D
Semi-basement floor plan: 11/011/012D
Ground floor plan: 11/011/013D
First floor plan: 11/011/014B
Second floor plan: 11/011/015A
Front and side elevations: 11/011/016B
Rear and side elevations: 11/011/017B
Roof layout: 11/011/018
Landscape proposals: CSa/1146/129A
Central Open Space Contour Plan CSa/1196/116B
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
03. No development shall take place until details of the materials 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.

04. 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.
05. No flat shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
06. No flat shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with the approved plans.
07. No flat shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
08. The flats hereby approved shall not be occupied until cycle parking spaces have been provided in accordance with the approved plans. The cycle parking spaces and facilities shall thereafter be retained.
09. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.
10. The gradient of private drives shall not exceed 1 in 12.
11. 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.
12. No habitable accommodation shall be created within the roof voids above flats 346 and 371, shown on drawing 11/011/015A, without the prior written permission of the Local Planning Authority.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

- EN2 – which seeks to supplement tree and hedgerow cover.
- EN3 – which seeks to ensure that the special value and character of SPAs, SACs and SSSIs are protected.

- EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area
- EN22 – which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities
- M4 – which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes
- M6 – which seeks to ensure that development will provide for safe, direct and well signed cycle and pedestrian routes.
- M9 – which seeks satisfactory parking provision for vehicles and cycles
- R4 – which requires the provision of 4.3 hectares of open space of public value per 1,000 population on residential sites larger than one hectare.
- PH1.1 – which allocates land at the Staff College for residential development

Core Strategy Development Plan Document:

- CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.
- CS2 – which seeks to ensure that land will be allocated for development in the following order: Bracknell Town Centre; previously developed land and buildings in defined settlement; other land within defined settlements where there is no conflict with other policies; extensions to defined settlements with good public transport links
- CS6 – which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment
- CS7 – which seeks to ensure that developments are of high quality design
- CS8 – which seeks to retain, improve and maintain existing recreational facilities and provide and maintain new recreational facilities.
- CS10 – which requires development proposals to be accompanied by a Sustainability Statement
- CS12 – which requires development proposals to be accompanied by an Energy Demand Assessment
- CS14 – which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area
- CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.
- CS24 – which seeks to ensure that development will mitigate any transport impacts which may arise from the development or cumulatively with other proposals

South East Plan:

- CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.
- CC7 – which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.
- NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special

Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

Bracknell Town Council has concerns about changes to an approved plan at this stage of the building works and about the ramped access to the bin storage area and Ranelagh School objects on the grounds that the area for sports pitches may be inadequate. These representations have been taken into consideration. Further amendments to the proposals have addressed the bin collection concerns and the proposal would provide a greater area for sports pitch provision than the original approval.

The proposal is considered to be acceptable in relation to impact upon the character of the area, neighbouring properties, highway safety and recreational provision. A s106 will be required to mitigate the impact of the development upon local infrastructure. The application is therefore approved.

(ii) In the event of the S106 planning obligations not being completed by 31 January 2012, the Head of Development Management be **authorised to refuse** the application for the following reason:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which (i) secure compliance with the covenants in the existing permission in regard to the proposed development as if the development had been implemented in accordance with the existing permission, and (ii) require the owners to advise the Council before commencement of construction of the new permission, the proposal is contrary to Policy CC7 of the South East Plan, Policies R4 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

45. **11/00577/FUL - Oaklands Farm, Maize Lane, Warfield**

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Warfield Parish Council.
- An additional letter of representation from the applicant's agent

The Committee –

- appreciated that the officer's recommendation contained within the report had been prepared in accordance with the Council's planning policies;
- noted that if the proposed development had a flat roof it would not have required planning permission;

- the proposed development would accommodate the applicant's elderly parent, though it was accepted that this was not a planning consideration;
- felt that the proposed development was acceptable if its use was restricted to being used in conjunction with the present accommodation.

The following informative would be included in the permission –

01. The annexe accommodation shall be occupied for purposes ancillary only to the residential use of the dwellinghouse known as Oaklands Farm as secured by the S106 legal agreement.

Notwithstanding the recommendation of the Head of Development Management for refusal, the Committee

RESOLVED that

- (i) subject to the completion of a s106 agreement to secure the non-alienation of the annexe from the main house at Oaklands Farm, the Head of Development Management 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.
 02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 25 August 2011:
drawing nos. E, 3, 4, 2911/01 A and Planning Statement (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
 03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Summary Of Reason(s) For Decision

The following development plan policies have been taken into account in determining this planning application:

Core Strategy Development Plan Document Policies:

CS7 - which seeks to ensure that developments are of high quality design.

CS9 – which seeks to protect land outside of settlement for its own sake, particularly from development that would adversely affect the character, appearance or function of the land.

Bracknell Forest Borough Local Plan Policies:

EN8 which only permits development on land outside settlements where it would not adversely affect the character, appearance or function of the land, and would not damage its landscape quality, or where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt.

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

M9 which seeks satisfactory parking provision for vehicles and cycles.

South East Plan Policies:

CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Other Bracknell Forest Supplementary Planning Guidance:
Parking Standards Supplementary Planning Document (July 2007)

Draft NPPF:
Planning conditions and obligations.
Delivering high quality design.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account by the Planning Committee:

The proposal is considered to comply with the BFBLP Policies EN8, EN20 and M9, CSDPD Policies CS7 and CS9, and SEP Policy CC6. The annex would be occupied by the applicant's elderly parent and would be considered acceptable, subject to it being used in conjunction with the dwellinghouse at Oaklands Farm, secured by a Section 106 legal agreement. The planning application is therefore approved.

- (ii) In the event of the S106 planning obligations not being completed by 31 January 2012, the Head of Development Management be **authorised to refuse** the application for the following reasons:-
01. The proposed development which is considered to be tantamount to the creation of a new dwelling is not acceptable in principle and would result in an inappropriate form of development and would adversely affect the rural character and visual amenities of the area. The proposal would therefore be contrary to Policy CC6 of the South East Plan, Policies EN8 and H5 of the Bracknell Forest Borough Local Plan and Policy CS9 of the Core Strategy Development Plan Document.
 02. The proposed development which is considered to be tantamount to the creation of a new dwelling would unacceptably increase the pressure on highways and transportation infrastructure and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures and open space, the proposal is contrary to Policy CC7 of the South East Plan, Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).
 03. The occupants of the development which is considered to be tantamount to the creation of a new dwelling would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with Limiting the Impact of Development Supplementary Planning Document (July 2007). In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan and Policy CS14 of the Core Strategy Development Plan Document.

46. **11/00594/3 - Time Square, Market Street, Bracknell**

The Committee noted the comments of Bracknell Town Council.

RESOLVED that the application be **approved** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 25 August 2011 and 30 September 2011:

4295/181 Rev A, 182 and 183

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (saved policies)

EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy DPD

CS3 – which seeks to ensure that development within Bracknell Town Centre will contribute to the vision and function of the town centre.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20 and Core Strategy DPD policy CS3. The proposal will not adversely affect the character of the building or area. The planning application is therefore approved.

47. **11/00602/3 - 0 Fernbank Crescent, Ascot, Berkshire**

The Committee noted:

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.

RESOLVED that the application be **approved** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 27 September 2011:
Drawing no. 4817/045 rev A

- (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
03. 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 details of ground protection measures to be provided to avoid compaction to landscape areas during construction and 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 as may otherwise be agreed in writing by the Local Planning Authority. 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.
04. The proposed knee rail fence shall be erected prior to the parking bays being brought into use and it shall be retained thereafter unless agreed otherwise in writing by the Local Planning Authority
REASON: To protect the landscaped and grassed areas.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan (BFBLP):
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking

Core Strategy Development Plan Document (CSDPD):
CS7 – Design

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposed development will provide additional parking in an area where there is currently a shortfall of parking. It will not unduly detract from the character of the area.

The proposal is considered to comply with BFBLP Policies EN20 and M9 and CSDPD Policy CS7. The proposal will enable additional parking facilities to be provided and it will not have an undue adverse impact upon the existing grassed and landscaped areas, the character of neighbouring property or area

or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

48. Land at Ascot Place, Forest Road, Ascot

Whilst not a matter falling under the responsibility of the Planning Committee, the Committee noted the report of the Head of Management Development setting out the background to this matter in respect of requests to remove permitted development rights in respect of the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure on agricultural land at Ascot Place. Although the Chief Officer: Planning and Transportation had delegated authority to make a Direction under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, in this instance it was considered that the high level of local interest warranted the decision being taken by the Executive.

CHAIRMAN