

**PLANNING COMMITTEE
22 AUGUST 2013
7.30 - 10.55 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Birch, Blatchford, Davison, Finch, Finnie, Gbadebo, Heydon, Kendall, Leake, Thompson, Turrell, Virgo and Worrall

Also Present:

Councillor Mrs Ballin, Brunel-Walker and Mrs Hayes.

Apologies for absence were received from:

Councillors Mrs Barnard and Ms Brown

27. Minutes

RESOLVED that the minutes of the Committee meeting held on 18 July 2013 be agreed as a correct record subject to Councillor Leake's apologies being added and signed by the Chairman.

28. Declarations of Interest

Councillor Dudley declared that he was a member of the Royal Berkshire Fire and Rescue Service. It was noted that this was not a disclosable pecuniary interest or an affected interest.

29. Urgent Items of Business

There were no items of urgent business.

30. Application 13/00083/FUL Dunmore, Lovel Road, Winkfield, Bracknell

Erection of 1 no. detached 5 bedroom house with integral double garage with access onto Lovel Road following demolition of the single storey structure. Access for existing dwelling onto Lovel Road.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Five letters of objection expressing concerns around the spacing, design, scale, bulk and dominance of the proposal. In addition, concern that the proposed development is not in keeping with the character of the area.

It was **RESOLVED** that **following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

01. Transport facilities
Open space and outdoor recreation facilities
Primary Education
Libraries
Community Facilities
Widening of the footpath and dedication of the land

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

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 plans:
Drg no AP.0002 Rev P received by Local Planning Authority 07.02.2013

Drg no AP.0150 received by Local Planning Authority 04.03.2013

Drg no AP.0100 P7 received by Local Planning Authority 22.07.2013
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 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 Plans and Policies: BFBLP EN20, CSDPD CS7]
04. 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 Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

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

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

[Relevant Policy: Core Strategy DPD CS10]

06. 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%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
07. No development shall take place until details showing the slab level of the buildings in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved drawing.
REASON: In the interests of the character of the area.
[Relevant Plans and Policies: BFBLP EN20 and CSDPD 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, 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.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the east

or west elevation of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

10. The dwelling hereby approved shall not be occupied until the existing access to the site is closed and the footway/ verge is reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement shall be retained thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
11. 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]
12. No development shall take place until a plan showing visibility splays of 2.4m by 43m has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
13. The development shall not be occupied until the access has been surfaced with a bonded permeable material across the entire width of the access for a distance of 6m measured from the back edge of the footpath.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
14. The dwelling hereby approved shall not 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]
15. The garage 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]
16. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

17. No development shall take place 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 (e).

REASON: In the interests of amenity and road safety.

18. The dwelling hereby approved shall not be occupied until vehicle parking for 3 cars and turning space for the existing dwelling, Dunmore, 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]

31. **PS Application 13/00293/FUL The Licensed Victuallers School, London Road, Ascot, Bracknell.**

Installation of synthetic multi-use games area (MUGA) with associated 3-5m high boundary fencing and 15m high floodlighting.

A site visit had been held on Saturday 17 August 2013 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Thirteen objections from households expressing concerns around the proposed development being out of scale and character of the local area. In addition, the detrimental impact on residential amenity from the extra noise and light pollution.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mr Band, who represented his objections to the proposed development.

Members noted the concerns of objectors but felt that the proposed development presented an improvement and would reduce light spillage to neighbouring properties. There would be greater control of the lighting and hoods would be used to further control the lighting.

It was **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.
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 received by the Local Planning Authority:
Drg No UKS8503/2 received by LPA 30.05.2013,
Drg No NSLVS001 Location plan received by LPA 12.04.2013
Drg No NSLVS002 received by LPA 12.04.2013
Drg No NSLVS001 Location plan, Cross profile, front and side fencing and floodlighting elevations received by LPA 12.04.2013
Drg No NSLVS006 received by LPA 12.04.2013
Drg No NSLVS006b received by LPA 12.04.2013
Drg No NSLVS007 received by LPA 12.04.2013
Drg No SMW/LVS/MUGA/TPP/002 Location plan received by LPA 12.04.2013
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The 8no. 15m high lighting columns hereby permitted shall not be illuminated other than in accordance with the approved plans and details:

Drg No UKS8503/2 received by LPA 30.05.2013 and Drg No NSLVS001 Location plan, Cross profile, front and side fencing and floodlighting elevations received by LPA 12.04.2013
REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN15]

04. The sports pitch hereby approved shall not be illuminated after 8.30pm or before 8am on Mondays to Fridays and not after 5pm or before 9am on Saturdays. The sports pitch shall not be illuminated on Sundays or Bank Holidays.
REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN25]

05. On Sundays and Bank Holidays the sports pitch hereby approved shall be used only by current pupils and staff of The Licensed Victuallers School.

REASON: In the interests of the neighbouring property.
[Relevant Policies: BFBLP EN20 and EN25]

32. Application 13/00303/FUL Church Farm House, Church Lane, Warfield, Bracknell

Change of use of agricultural barn to form 1 no. two bedroom dwelling with associated parking and landscaping. (resubmission of expired planning permission 623586)

This application was withdrawn.

33. **Application 13/00317/FUL Woodside, Woodside Road, Winkfield, Bracknell**

Erection of 4 bedroom detached house including self contained annex, detached garage and open air swimming pool following demolition of existing dwelling and outbuildings.

A site visit had been held on Saturday 17 August 2013 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Kendall, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Three letters from local residents, one expressing no objection to the proposed development and the other two supporting the proposal on the basis that it would improve the existing dwelling and was in keeping with the surrounding area. A further letter received from the applicant's agent.

Members considered carefully whether the proposed development fulfilled 'very special circumstances' to justify a departure from the Council's Green Belt policies. The size, design and siting of the proposed development was also carefully considered.

A motion to approve the recommendations of the Head of Development Management to refuse the application as set out in the report and on the supplementary report was moved and seconded. On being put to the vote the motion was **LOST**.

An alternative motion to approve the application was moved and seconded, on being put to the vote the motion was **CARRIED**.

Councillor Birch voted against the approval of this application.

Contrary to the recommendation by the Head of Development Management for refusal,

It was RESOLVED that the Head of Development Management be authorised to APPROVE application 13/00317/FUL subject to the completion of a s106 agreement to secure the following obligation:

- Cessation of the use of the Orchard Bungalow access by commercial traffic accessing the forestry operations on the adjacent site (to be shown on a plan)

And also subject to the following conditions (and any other conditions deemed appropriate):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans, received by the Local Planning Authority on 24 April 2013:
301 Site Plan

102 Proposed Floor Plans

103 Proposed Elevations

104 Proposed Garage

109 Bat Roosts

216 Pool Section

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

3. No development shall take place until details and samples of the materials and colours to be used in the construction of the external surfaces of the development hereby permitted, to include bricks, roof tiles, balustrades, stonework and permeable hard landscaping, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details prior to first occupation of the dwelling.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The development hereby permitted shall not be begun until a measured survey of the site and a plan prepared to a scale not less than 1:500 showing details of existing and proposed finished ground floor levels has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to first occupation of the dwelling.

REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and the landscape.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no enlargement, addition, improvement or other alteration or provision of any building, enclosure or pool, including those permitted by Classes A, B, D and E of Part 1 of the Second Schedule of the 1995 order, shall be constructed within the site.

REASON: As the replacement dwelling would be materially larger than the original dwelling, to prevent additional development which could have a detrimental impact on the openness of the Green Belt.

[Relevant Policies: BFBLP GB1, CSDPD CS9]

6. No development or initial site clearance shall take place until a detailed scheme (in accordance with British Standard 5837:2012 'Trees in Relation to Construction Recommendations' or any subsequent revision) for the protection of existing trees, hedgerows and groups of mature shrubs to be retained 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 and construction phases, including provision of hard landscaping. 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 and/or shrub removal, shown clearly with a broken line.

- 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 to a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of protective barriers, constructed in accordance with Section 6 (Figures 2 & 3), 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) Illustrations of the proposed protective barriers to be erected.
- g) Proposed locations and illustrations of ground protection measures within the main root protection areas of retained trees in accordance with Section 6, designed as necessary for light pedestrian traffic or heavy plant machinery, to prevent contamination and ground compaction
- h) Annotated minimum distances between protective barriers and trunks of retained trees, shown at regular intervals
- i) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones
- j) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones

Once approved, 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]

7. The protective fencing and other protection measures specified by condition 6 shall be erected in the approved locations prior to commencement of development or initial site clearance, and shall be maintained fully intact and, in the case of fencing, upright in the approved locations at all times until the completion of all building operations on the site. No activity of any description must occur at any time within the protected areas.

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]

8. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and structures of any other description (including their reinstatement to soft landscaping where relevant) located within the minimum Root Protection Areas of trees to be retained has been submitted to and approved in writing by the Local Planning Authority, such details to include:
 - a) A site plan identifying all areas where such works are to be undertaken
 - b) Details of proposed reinstatement to soft landscaping including ground de-compaction works
 - c) Timing and phasing of works
 - d) Program of arboricultural supervision

Once approved, development shall be carried out in full accordance with the approved method statement prior to first occupation of the dwelling.

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]

9. No development or initial site clearance shall take place until a programme of supervision/monitoring for all arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. Such 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 supervision and monitoring shall be undertaken in full compliance with the approved details.

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]

10. The development hereby permitted shall not be begun until the following have been submitted to and approved in writing by the Local Planning Authority:

- a) A site layout plan showing the proposed layout of all underground services and external lighting to include:
 - i) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs
 - ii) Surface water/foul drainage and associated inspection chambers (existing, reused and new)
 - iii) Soak-aways where applicable
 - iv) Gas, electricity, telecom, cable television etc routes
 - v) Lighting columns and all associated ducting for power supply

- b) A programme for the phasing and timing of works

Once approved, the development shall be carried out in full accordance with the approved details prior to first occupation of the dwelling.

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]

11. No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority, in respect of works in the vicinity of trees protected by Tree Preservation Orders:

- a) A construction profile drawing at 1:200 scale, showing existing and proposed finished levels together with any grading of levels adjacent to (or within) the Root Protection Area of retained trees.
- b) Cross-sectional diagram/s at 1:200 scale demonstrating how the 'No-Dig' structure will marry to the site entrance and adopted road/footpath (or any other existing road-surface) at ground level without the need to excavate within the Root Protection Area.
- c) Full details of material specification incorporating proposals for an un-bonded, porous surface finish.
- d) A method statement detailing implementation of the proposed structure, including arboricultural supervision.

Once approved, the development shall be carried out in full accordance with the approved details prior to first occupation of the dwelling.

REASON: In order to safeguard those trees protected by Tree Preservation Orders, in the interests of the visual amenity of the area.

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

12. The dwelling hereby permitted shall not be occupied until the driveway, car parking garage and turning space have been constructed in full accordance with the approved plans. Once constructed, the garage and vehicle turning space shall not be used for any purpose other than the parking or turning of vehicles.

REASON: To ensure that the development is provided with adequate car parking and servicing space to prevent the likelihood of on-street car parking and conflicts in vehicle movements which would be a danger to other road users.

[Relevant Policies BFBLP M9, CSDPD CS23]

13. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policies CSDPD CS10]
14. Within one month of the first occupation of the dwelling hereby permitted, 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 each dwelling has been constructed to meet a minimum standard of Level 3 of the Code for Sustainable Homes.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: CSDPD CS10]
15. No demolition or site clearance shall take place during the main bird-nesting period of 01 March to 31 August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has first been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]
16. The development shall be carried out in full accordance with the mitigation measures outlined in the Phase 1 and Phase 2 Environmental Survey 2012 (384 01 012R) and Ecology Method Statement (384 010MS 01).
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
17. The areas shown for bat roost purposes on the approved plans shall be provided in accordance with the approved plans prior to first occupation of the dwelling hereby permitted and shall thereafter be retained in accordance with the approved details at all times and shall not be used for any other purpose.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and/or 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 that have first been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
19. If more than one year elapses between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. Any revised mitigation measures shall be carried out in full accordance with the approved details prior to first occupation of the dwelling hereby permitted and shall thereafter be retained in accordance with the approved details at all times.
REASON: To ensure the status of bats on site has not changed since the last survey, in the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

20. Prior to commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority for the phasing and timings for demolition of those buildings shown to be demolished on the approved plans, such details to include site clearance and reinstatement of the land to soft landscaping where appropriate. The details shall provide for the demolition of all buildings except the existing dwelling prior to commencement of development, and for the demolition of the existing dwelling either within one year of the commencement of development of the replacement dwelling or within one month of the first occupation of the new dwelling, whichever is the sooner. Demolitions, site clearance and reinstatement shall be carried out in accordance with the approved details and timings/phasing.

REASON: In the interests of visual amenities and the need to protect and maintain the open character of the Green Belt.

[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and/or re-enacting that Order with or without modification), no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted on or around the site., except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To retain the open character of the development in the interests of visual amenity.

[Relevant Plans and Policies: BFBLP EN20, GB1]

In the event of the S106 planning obligation(s) not being completed by 29 November 2013 the Head of Development Management be authorised to **REFUSE** the application for the following reason(s):

01. The proposed replacement dwelling by virtue of its size and scale would be materially larger than the existing dwelling on the site, which is not acceptable in principle and would result in an inappropriate form of development in the Green Belt. This inappropriate development, together with the positioning of the replacement dwelling within the site, would adversely affect the openness, visual amenities and rural character of the Green Belt. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the cessation of the use of the Orchard Bungalow access by commercial traffic accessing the forestry operations on the adjacent site, the 'very special circumstances' put forward by the applicant could not be secured and would not therefore outweigh the harm to the Green Belt set out above. The proposal would therefore be contrary to Policies GB1 and H5 of the Bracknell Forest Borough Local Plan and Policy CS9 of the Core Strategy Development Plan Document. The proposal would also be contrary to the guidance contained within the National Planning Policy Framework, in particular section 9.

34. **Application 13/00373/FUL 4 Vickers Row, Bracknell**

Vice Chairman in the chair for this item.

Erection of 2.6 metre high lean-to on rear elevation (retrospective).

A site visit had been held on Saturday 17 August 2013 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Thompson and Virgo.

The Committee noted:

- The comments of Bracknell Town Council.
- One letter of objection expressing concerns around the appearance of the structure and the detrimental impact on visual amenity. In addition, the structure is out of keeping with the surrounding area.

It was **RESOLVED** that **UNCONDITIONAL APPROVAL** be granted.

35. **PS Application 13/00428/T Land at Whitmoor Bog, Swinley Road, Ascot, Bracknell**

Three-year temporary permission for the holding of a children's Christmas theatrical experience to be open to members of the public between 30th November and 24th December, 2013 and 21st November and 24th December 2014 and 2015, with set up and dismantling periods between 1st October and the opening of the event and 27th December and 31st January each year respectively, together with ancillary works to reposition the access arrangement onto Swinley Road (B3017) and in the formative year to strengthen existing forest access routes and pathways, with the removal of all structures from the site and the reinstatement of the land in the intervening periods.

A site visit had been held on Saturday 17 August 2013 which had been attended by Councillors Angell, Mrs Angell, Birch, Blatchford, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Thompsen and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council and from the Royal Borough of Windsor and Maidenhead.
- 289 objectors expressing concerns around environmental impacts such as noise and lighting, the significant increase in vehicular traffic and highway safety and the ecological impact on wildlife, flora and fauna. A petition with 47 signatories has also been submitted. 404 supporters have expressed their support for the proposal however the majority of the comments are not local to the area.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Mrs Clark who represented her objections to the proposed development and Mrs Battle, on behalf of the applicant.

Members noted the concerns raised around traffic however it was also noted that the applicant and officers had worked hard to alleviate these concerns and to ensure that there wouldn't be an adverse impact on traffic during peak traffic times. Members also noted that the proposed development would bring many economic benefits to the local area and the Borough as a whole, this would include approximately 250 temporary jobs. It was noted that the proposed parking was considered to be adequate and that ground nesting birds would not be affected during the winter period as they did not nest at this time.

A motion to approve the recommendations of the Head of Development Management as set out in the report and on the supplementary report was moved and seconded. An **amendment** to this motion was proposed and seconded in the following terms:

That the following conditions be amended to state:

Condition 2: To state that there must be no activity on the site between the hours of 22.00 hrs and 08.00 hrs.

Condition 16: To state that construction work or any other work by the applicant must not take place between the hours of 22.00 hrs and 08.00 hrs.

Condition 21: No overnight sleeping accommodation shall be permitted on the site.

On being put to the vote the amendment was carried. The amended motion then became the substantive motion and on being put to the vote:

It was **RESOLVED** that the application be **APPROVED** subject to the following conditions and subject to the amendments to conditions as detailed above being made:-

01. The development hereby permitted is granted for a limited period and restricted as follows:

(a) Open to the public between

(i) 30th November and 24th December, 2013 and

(ii) 21st November and 24th December 2014 and

(iii) 21st November and 24th December 2015,

(b) Open for site setup/dismantling between

(i) 1st October and the opening of the event and 27th December and 31st January each year respectively

(ii) Construction/Dismantling Traffic shall not enter/exit the site between 08.00 hrs – 09:00hrs

17.00 hrs – 18.00hrs

Outside of these dates, the development and all temporary structures/buildings brought onto the land in pursuance of this permission and use shall be removed from the site and land restored to its former condition in accordance with a scheme which shall have been previously submitted to and have been approved in writing by the Local Planning Authority

REASON: To account with the terms of the application and to enable the Local Planning Authority to regulate and control the development of the land.

02. The development hereby approved shall take place only between the dates approved in condition 01 above and the site shall operate within the following time frames.

(a) The site shall be open to the public no earlier than 30 minutes prior to the following tour operating times

(i) Tour Times: Monday - Friday 10:00 hrs - 13:00 hrs and 15:30 hrs - 18:00 hrs

(ii) Tour Times: Monday - Friday 10:00 hrs -18:00 hrs the last week before Christmas Eve and are defined for each season as follows:

Year 1: 16th -20th & 23rd -24th Dec 2013;

Year 2: 17th -19th & 22nd -24th Dec 2014; and

Year 3:17th -18th & 21st -24th Dec 2015 and,

(iii) Tour Times: Saturday- Sunday 09:00 hrs - 18:00 hrs

(iv) No more tours will be permitted after 18:00 hrs and the site shall close at 22:00 hrs.

(b) Staff will be permitted to enter/exit the site outside of the times defined in (a) above.

REASON: - To ensure the impact of this development does not adversely affect the local highway network.

[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]

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

Dwg No. 13/060/04 - Site Location plan: Scale 1:2500 Received 04.06.13

Dwg No. 1015/sk02 J - Proposed site plan (A0): Scale 1:500 (as amended by condition 15 - Parking Layout) Received 22.08.13

Dwg No. 1015/sk03 C - Proposed site section AA- BB: Scale 1:1250 Received 04.06.13

Dwg No. 1015/sk04 B - Proposed site section CC: Scale 1:1250 Received 04.06.13

Dwg No. 1015/05 - Proposed Elevations: Scale 1:500 Received 04.06.13

Dwg No. 1015/sk06 B - Proposed Deck Elevations DD - EE 1:200 Received 06.06.13

Dwg No. 1015/sk07 B - Proposed Deck Elevations AA - FF 1:200 Received 06.06.13

Dwg No. 1015/sk08 A - Proposed Forge: Scale 1: 100 Received 04.06.13

Dwg No. 1015/sk09 B - Proposed Forest Cafe: Scale 1: 200 Received 04.06.13

Dwg No. 1015/sk10 B - Proposed Glade Marquee: Scale 1: 200 Received 04.06.13

Dwg No. 1015/sk11 C - Proposed Toy Factory: Scale 1: 200 Received 04.06.13

Dwg No. 1015/sk12 B - Proposed Elf Kitchen: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk13 D - Proposed Skate Hut: Scale 1: 200 Received 04.06.13

Dwg No. 1015/sk14 B - Proposed Shop: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk15 B - Proposed M Christmas Hut: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk16 B - Proposed Post Office: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk17 B - Proposed Ice Rink: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk18 B - Proposed Teepee: Scale 1:100 Received 04.06.13

Dwg No. 1015/sk19 B - Proposed Photo Collect and Gift shop: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk20 C - Proposed Father Christmas Houses: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk21 B - Proposed Elf Ginger Bread Café: Scale 1:100 Received 04.06.13

Dwg No. 1015/sk22 B - Proposed Elf Bank: Scale 1:100 Received 04.06.13

Dwg No. 1015/sk24 C - Proposed Sanitation Type 1: Scale 1:100 Received 04.06.13

Dwg No. 1015/sk26 C - Proposed Secure Stores: Scale 1:100 Received 04.06.13

Dwg No. 1015/sk27 A - Proposed First Aid Unit: Scale 1:100 Received 04.06.13

Dwg No. 1015/sk28 A - Proposed Reindeer Pen: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk29 A - Proposed Workshop Marquee: Scale 1:200 Received 04.06.13

Dwg No. 1015/sk30 A - Proposed Sanitation Type 2: Scale 1:100 Received 04.06.13

Phase 1 Ecology Report (24 May 2013) by Applied Ecology Ltd received 04.06.13

Reptile Survey Report by Applied (12 June 2013) Ecology Ltd received 13.06.13

Supplementary Ecology Information (25 June 2013) by Applied Ecology Ltd received 26.07.13

Supplementary Ecology Information - Great Crested Newt (10 July 2013) by Applied Ecology Ltd received 10.07.13

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

04. No sales of tickets shall take place on the site.
REASON: - To ensure the impact of this development does not adversely affect the local highway network.
[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]
05. The development and use of the land hereby permitted shall not be commence until details of a scheme of security fencing any other means of enclosure and screening has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved before the site is opened to the public.

REASON: - In the interests of the visual amenities and character of the area and site security.

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

06. No development shall take place until habitat management and creation in the reptile receptor area(s) has been completed and a report submitted to and approved by the Local Planning Authority. The reptile receptor area shall remain in situ for the duration of the permission and the report shall be resubmitted each year that event takes place and as many times as necessary until such time that it is approved and shall thereafter adhere to approved details.

REASON: In the interests of nature conservation

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

07. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in Applied Ecology Ltd's Reptile Mitigation Strategy. An ecological site inspection report shall be submitted for approval one month prior to the site opening to the public. The report shall be resubmitted each year that event takes place and as many times as necessary until such time that it is approved and shall thereafter adhere to approved details.

REASON: In the interests of nature conservation

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

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 external site lighting including details of the lighting units, levels of illumination and hours of use and the details of the power generators required to power the lighting. 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 residential properties nature conservation.
[Relevant Policies: BFBLP EN20 ,EN25 and CSDPD CS1, CS7]
09. No development shall begin until a Great Crested Newt mitigation plan has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented as approved.
REASON: To in the interests of nature conservation.
[Relevant Policies: BFBLP EN20 and CSDPD CS1, CS7]
10. The development hereby permitted shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing what preventative and remedial measures that will be implemented to prevent any spillages contaminating the land or water courses of the site. The approved scheme shall be implemented prior to the site opening to the public
REASON: To ensure that any potential for contamination can be contained without impacting the upon the natural habitat and species that it supports.
Relevant Policies: BFBLP EN25]
11. The development hereby permitted shall not commence until details of plant and equipment noise insulation or equivalent including positioning within the site have been submitted to and approved in writing by the Local Planning Authority. The noise generated from the plant and equipment whilst in operation shall not cause the existing background level to increase whilst in operation to any of the neighbouring residents. The plant and equipment shall be installed and operated in accordance with the approved scheme.
REASON: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.
[Relevant Policies: BFBLP EN25]
12. The development hereby permitted shall not commence until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the site opening to the public and thereafter shall be retained for the duration of the event.
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.
[Relevant Policies:, BWLP WLP6 and WLP9]
13. The development hereby permitted shall not be commenced until details of the junction between the proposed site access and Swinley Road has been submitted to and approved in writing by the Local Planning Authority. The site shall not be open to the public until the junction has been constructed in accordance with the approved details.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

14. The development hereby permitted shall not be commenced until details of the layout of the internal access road and parking surface treatment has been submitted to and approved in writing by the Local Planning Authority. The site shall not be open to the public until the approved details have been implemented.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

15. Notwithstanding the Drawing Reference 1015/02 rev, the site shall not open to the public until the associated vehicle parking and turning areas have been 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 for the duration of the event.

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]

16. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority, with regards to the site setup and removal phases that accommodates the following:

(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 both the setup and removal phases of 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 (e).

REASON: In the interests of visual amenity, road safety and nature conservation of the site.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

17. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing the operation of the shuttle bus service between Ascot and the site for transferring staff and customers. The development shall be carried out in accordance with the approved scheme.

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 and to encourage sustainable alternative transport options to reduce the reliance on private car travel and make good use of the public transport options.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

18. The development hereby permitted shall not be commenced until a scheme (Car Park Management Plan) has been submitted to and

approved in writing by the Local Planning Authority detailing the operation and layout of the on site parking and access arrangements including the use of marshalling within the site to control traffic. The development shall be carried out in accordance with the approved scheme.

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 and to encourage sustainable alternative transport options to reduce the reliance on private car travel and make good use of the public transport options.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

19. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing advanced directional signage to the event on the Highway Network. Details shall include sign size (including size of any lettering), materials, fixings and location.

The site shall not be open to the public until the approved scheme has been fully implemented. The signs shall be maintained for the duration of the event and removed once the event has closed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

20. The development hereby permitted shall not be commenced until a detailed scheme of proposed tree planting has been submitted to and approved in writing by the Local Planning Authority to mitigate for the loss of any mature trees fronting Swinley Road. The scheme shall include the following comprehensive details of all trees to be removed and the new trees to be planted: - Full planting specification.

a) Positions of all proposed species.

b) Comprehensive details of ground preparation.

c) Staking/tying method/s.

All tree-planting shall be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development,. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.

REASON: - In the interests of good landscape design and the visual amenity of the area and to compensate for the loss of any trees fronting Swinley Road.

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

21. No overnight accommodation shall be permitted on the site.
REASON: - For the avoidance of doubt no overnight staff/security accommodation shall be allowed on the site in the interest protecting the amenities of the neighbours and conservation interests of the area after the site has closed after each day of its operation.
[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]

22. 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 for employees. The scheme shall be resubmitted each year that that event takes place (if different from the previously approved details) and as many times as necessary until such time that it is approved and shall thereafter adhere to approved details.

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

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

**36. Application 13/00497/FUL 10 The Square, Bracknell
Change of use from A2 (bookmakers) to Sui Generis (beauticians)**

It was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The use 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 approved plans received by the Local Planning Authority on 25 June 2013.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

**37. Application 13/00505/FUL Block A, Christine Ingram Gardens, Bracknell
Creation of 1 no. two bedroom apartment in roof space and merging of existing 2 no. two bedroom apartments to form 1 no. three bedroom apartment, with associated installation of 3 no. dormer windows and alterations to car parking layout (total number of units to remain to 26).**

Note for clarification: This application is for an alteration to planning permission 12/00873/FUL to increase the number of bedrooms in the roof space apartment from one to two.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- Two objections expressing concerns around the dormer windows of the proposed development being unsightly and concerns around overlooking. In addition concern was raised that the proposed development would lead to overdevelopment.

It was **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.
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 received by the Local Planning Authority on 20 June 2013 and 21 August 2013:
drawing no. 171012-2A1
drawing no. 17102 BC1A
Design and Access Statement
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. At no time shall the accommodation provided in unit 4 (formerly units 4 and 5) located on the first floor of Block A, Christine Ingram Gardens, Bracknell as shown on drawing no 171012-2A1 received by the Local Planning Authority on 20 June 2013 be altered so that any such flat shall comprise more than 3 bedrooms.
REASON: To ensure that the development is provided with adequate car parking in accordance with the Council's Parking Standards Supplementary Planning Document 2007.
04. The number of residential units upon the application site shall not exceed twenty six at any given time.
REASON: To prevent creation of additional independent units of accommodation without advance planning permission in the interests of proper planning.
05. Works to construct the dormer windows and form the flat at second floor level in Block A, Christine Ingram Gardens shall not be commenced until the reconfiguration of units 4 and 5 located on the first floor of Block A as shown on drawing no. 171012-2A1 received by the Local Planning Authority on 20 June 2013 into one unit have been completed and approval given in writing by the Local Planning Authority. The merger of units 4 and 5 in Block A into one unit shall thereafter be retained as such.

REASON: To prevent creation of additional independent units of accommodation without advance planning permission in the interests of proper planning.
06. Immediately after completion of works to reconfigure units 4 and 5 located on the first floor of Block A as shown on drawing no. 171012-2A1 received by the Local Planning Authority on 20 June 2013 into one unit, one external doorbell and postbox at the main entrance to Block A shall be removed so that one of each remains for the merged flat.
REASON: To prevent creation of additional independent units of accommodation without advance planning permission in the interests of proper planning.
07. The flat at second floor level in Block A, Christine Ingram Gardens shall not be occupied until the alterations to the existing parking layout including the provision of the additional vehicle parking spaces have been surfaced and marked out in accordance with the approved drawing as shown on drawing no. 17102BC1A received by the Local Planning Authority on 21 August 2013. The additional parking space shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

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

08. The flat at second floor level in Block A, Christine Ingram Gardens shall not be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing as shown on drawing no. 171012 BC1A received by the Local Planning Authority on 21 August 2013. The cycle parking spaces and facilities shall thereafter be retained.
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

09. (as per a condition imposed on reserved matters application relating to the development 05/00069/REM)
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.
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 Plans and Policies: BFBLP M9]

38. **Application 13/00506/FUL Block A, Christine Ingram Gardens, Bracknell**

Creation of 1no. two bedroom apartment in roof space and merging of existing 2no. two bedroom apartments to form 1no. three bedroom apartment, with associated installation of 3no. dormer windows and alterations to car parking layout (total number of units to remain at 26).

Note for clarification: This application is for an alteration to planning permission 12/00874/FUL to increase the number of bedrooms in the roof space apartment from one to two.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- Two objections expressing concerns around the dormer windows of the proposed development being unsightly and concerns around overlooking. In addition concern was raised that the proposed development would lead to overdevelopment.

It was **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.
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 received by the Local Planning Authority on 20 June 2013 and 21 August 2013:
drawing no. 171012C1
drawing no. 171012-3a
drawing no. 171012 BC1A

03. At no time shall the accommodation provided in unit 9 (formerly units 9 and 12) located on the ground floor and first floor of Block A, Christine Ingram Gardens, Bracknell as shown on drawing no. 171012-3a received by the Local Planning Authority on 20 June 2013 be altered so that any such flat shall comprise more than 3 bedrooms.
REASON: To ensure that the development is provided with adequate car parking in accordance with the Council's Parking Standards Supplementary Planning Document 2007.
04. The number of residential units upon the application site shall not exceed twenty six at any given time.
REASON: To prevent creation of additional independent units of accommodation without advance planning permission in the interests of proper planning.
05. Works to construct the dormer windows and form the flat at second floor level in Block A, Christine Ingram Gardens shall not be commenced until the reconfiguration of units 9 and 12 located on the ground floor and first floor of Block A as shown on drawing no. 171012-3a received by the Local Planning Authority on 20 June 2013 into one unit have been completed and approval given in writing by the Local Planning Authority. The merger of units 9 and 12 in Block A into one unit shall thereafter be retained as such.
REASON: To prevent creation of additional independent units of accommodation without advance planning permission in the interests of proper planning.
06. Immediately after completion of works to reconfigure units 9 and 12 located on the ground floor and first floor of Block A as shown on drawing no. 171012-3a received by the Local Planning Authority on 20 June 2013 into one unit, one external doorbell and postbox at the main entrance to Block A shall be removed so that one of each remains for the merged flat.

REASON: To prevent creation of additional independent units of accommodation without advance planning permission in the interests of proper planning.
07. The flat at second floor level in Block A, Christine Ingram Gardens shall not be occupied until the alterations to the existing parking layout including the provision of the additional vehicle parking spaces have been surfaced and marked out in accordance with the approved drawing as shown on drawing no. 171012BC1A received by the Local Planning Authority on 21 August 2013. The additional parking space shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. The flat at second floor level in Block A, Christine Ingram Gardens shall not be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing as shown on drawing no. 171012 BC1A received by the Local Planning Authority on 21 August 2013. The cycle parking spaces and facilities shall thereafter be retained.
REASON: In order to ensure bicycle facilities are provided.

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

09. (as per a condition imposed on reserved matters application relating to the development 05/00069/REM)

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.

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 Plans and Policies: BFBLP M9]

**39. Miscellaneous Item: Application 12/00593/FUL 152 New Road, Ascot, Bracknell
Erection of 8 no. 3 4 bedroom houses with associated amenity space, parking and landscaping following demolition of existing dwelling.**

This miscellaneous item seeks the Planning Committee's agreement to enter into an Agreement that maintains the landscaped area of the site referred to in the minutes from the January Planning Committee, without requiring the land to be dedicated to the Local Authority or otherwise formally secured for highway purposes. Instead, the wording seeks to retain the landscaped areas with an agreement as to their maintenance in the future. The areas will not be included within garden areas or curtilages of any houses and other than temporary uses in connection with construction works, no buildings will be permitted on the land.

It was **RESOLVED** that following the completion of planning obligation(s) under **Section 106 of the Town and Country Planning Act 1990** relating to:-

- 01 Transport measures, retention and future management of the landscaped area at the back of the site, open space/recreational facilities, built sports facilities, primary educational facilities, local library facilities.**

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

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 24.7.12 and 6.11.12:-
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 24.7.12 and 6.11.12:-
PL-102 (S2)E, 200 (S2), 201 (S2)B, 202 (S2)B, 203 (S2)B, 204 (S2)B, 205 (S2)C, 206 (S2)A, 207 (S2)A, 208 (S2) A, 209(S2)A, 210 (S2) A, 400 (S2)A, 401 (S2)A, 402 (S2)B, 403 (S2)B, 404 (S2)A, 405 (S2) A, 406 (S2), 407 (S2), 408 (S2) A, 409(S2), TD595_01D.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority. 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, timber panelling, render, block pavements 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: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
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.
REASON: In the interests of the character of the area.
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
05. No dwelling shall be occupied until a means of vehicular access 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]
06. 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: SEP T4, BFBLP M9, Core Strategy DPD CS23]
07. The 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 estimate 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. 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.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
08. The 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.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

09. 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. 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.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
10. 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 (proposed delivery hours)
(ii) control of dust, smell and other effluvia
(iii) control of surface water run off
(iv) construction and demolition working hours
(v) hours during the construction and demolition working hours 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.
REASON: In the interests of the amenity of the area
[Relevant Policies: SEP NRM10, BFBLP EN25]
11. The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in the Ecological Appraisal and Bat Survey Report and Mitigation Strategy.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: SEP NRM5, Core Strategy CS1]
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity.
[Relevant Policies: BFBLP EN15, EN20 and EN25]
13. The areas shown for ecological mitigation/bat roost purposes in the approved plans shall thereafter be retained as such and shall not be used for any other purposes.
REASON: In the interests of nature conservation.
[Relevant Plans and Policies: Core Strategy CS1, CS7]
14. The development hereby permitted shall not be begun until:
1) a scheme depicting hard and soft landscaping and
2) a three year post planting maintenance scheme

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

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

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

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

15. The 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 British Standard 5837:2005 '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 9 (Figure 2) of BS 5837:2005, 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 9 (Figure 3) of BS 5837:2005.
 - 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]

16. No development hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas 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]

17. The development hereby permitted shall not be commenced until such time as a detailed level-for-level floodplain compensation scheme to demonstrate that any increase in footprint within the 1 in 100 year plus 20% allowance for climate change floodplain can be compensated for has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme.
- REASON: To prevent flooding off-site by ensuring that compensatory storage of flood water is provided.

18. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority.
- (1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
 - (2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

REASON: The River Terrace Deposits (Secondary A Aquifer) overlies the London Clay (Unproductive Stratum) under this site. The proximity to the

Blackmore Stream and the fact that the site is partially within a Flood Zone suggests that groundwater is shallow under the site. The groundwater in the River Terrace Deposits need to be protected from contamination that may be present in the soils as a result of the previous use of the site as a petrol filling station. There is the potential for underground fuel storage tanks to have been left in situ and therefore a site investigation that includes a geophysical survey of the site is required. Results of chemical analysis of groundwater samples taken from the River Terrace Deposits are required. The application form indicates that surface water drainage will be disposed of using a sustainable drainage system, therefore The Environment Agency will need to know the contaminative status of this parcel of land before it can endorse this proposal.

19. None of the Dwellings permitted by this permission shall be occupied until a verification report demonstrating completion of the works set out in the approved remediation strategy referred to in condition 18 and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
REASON: The River Terrace Deposits (Secondary A Aquifer) overlies the London Clay (Unproductive Stratum) under this site. The groundwater in the River Terrace Deposits must be protected from contamination that may be present in the soils, as a result of the previous use of the site as a petrol filling station.
20. Piling or any other foundation designs using penetrative methods shall not be undertaken other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
REASON: The River Terrace Deposits overlie the London Clay, which may be thin under this site. Since the previous use of the site is potentially contaminative, this status must be established to ensure that deep foundations will not form a pathway for contamination to migrate to the Secondary A Aquifer in the Lambeth Group below the London Clay.
21. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.
REASON: The previous use of the site is potentially contaminative and this status needs to be established to ensure that soakaways or other infiltration systems are not constructed into contaminated land.
22. No development shall take place within the site, including any works of demolition or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.
[Relevant Policies: BFBLP EN6 and EN7]

23. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the approved plans [insert reference].
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
24. The dwelling(s) 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]
25. No dwelling on plots 1, 2, 4, 5 and 6 shall be occupied until the private drive which provides access to it has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
26. The gradient of private drives shall not exceed 1 in 12.
REASON: To ensure that adequate access to parking spaces and garages is provided.
[Relevant Policies: Core Strategy DPD CS23]
27. The development hereby permitted shall not be begun until
 - (a) details of the location of 3 visitor car parking spaces, and
 - (b) details of the signing for the spaceshave been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: SEP T4, BFBLP M9, Core Strategy DPD CS23]
28. No dwelling shall be occupied until the area shown as parking spaces on the approved plan has been drained and surfaced in accordance with details submitted to and approved by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.
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]
29. The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BFBLP M9]

30. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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 off site highway works including the following:
site access works and associated works to the verge and footway along New Road)

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.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

32. 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.

40. **Date of Next Meeting**

19 September 2013

CHAIRMAN