

**PLANNING COMMITTEE
19 DECEMBER 2013
7.30 - 9.05 PM**



Present:

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

Apologies for Absence were received from:

Councillors Mrs Barnard and Kendall.

66. Minutes

RESOLVED that the minutes of the Committee meeting held on 14 November 2013 be agreed as a correct record and signed by the chairman.

67. Declarations of Interest

There were no declarations of interest.

68. Urgent Items of Business

There were no items of urgent business.

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

Change of use of agricultural barn to form 1 no. two bedroom dwellings with associated parking and landscaping (re-submission of expired planning permission 623586).

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield Parish Council

Members noted that the scale and nature of the proposed development would not adversely impact upon the purposes of including land within the Green Belt.

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 infrastructure
Open space
Primary Education

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 received by the Local Planning Authority on :
Drg no 1464/P/01C received by LPA 12.08.2013
Drg no 1464/PL02A received by LPA 24.06.2013
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (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, C and D of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The site is located outside of a settlement within the Green Belt where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP EN9, Core Strategy DPD CS9]
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the south 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]
05. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the building approved in this permission and shall be retained as such.
REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
06. The dwelling hereby approved shall not be occupied until the associated vehicle parking for the proposed dwelling and the existing dwelling has

been drained, 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 and shall be retained as such.

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]

07. 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.

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

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

[Relevant Policies: BFBLP GB1, EN2 and EN20, CSDPD CS7]

08. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

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

09. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in John Wenman bat emergence and re-entry survey R654a and John Wenman barn swallow provision R666a. An ecological site inspection report shall be submitted for approval within three months of the first occupation of the dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

10. The demolition shall not be begun until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

11. The areas shown for ecological mitigation/bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that order with or without modifications), 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 visual amenity and nature conservation.
[Relevant Policies: BFBLP EN15, EN20 and EN25]
13. If more than 2 years 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, unless otherwise agreed in writing by the Local Planning Authority. 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.
REASON: To ensure the status of bats on site has not changed since the last survey.

In the event of the S106 planning obligation(s) not being completed by 9th March 2014 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space and primary educational facilities. 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, open space and educational facilities, the proposal is contrary to Policy 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).

70. **Application 13/00408/FUL Glendale Park, Fernbank Road, Ascot**

Erection of 10 no. dwellings comprising 1 no. 2 bed, 3 no. 3 bed, 4 no. 4 bed and 2 no. 5 bed following demolition of existing commercial buildings.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The Comments of Winkfield Parish Council.
- 13 letters of objection and 1 general comment which raised concerns around the proposed development leading to overdevelopment, an increase in vehicular movements, a burden on local infrastructure and services and insufficient site parking.

Members noted that the proposed development was unlikely to lead to any difference in vehicular movements than those currently taking place and that the proposed development met with parking requirements.

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. (i) An Open Space and recreation contribution
- (ii) A built sports contribution
- (iii) Primary educational facilities
- (iv) SPA Mitigation
- (v) Dedication of part of the site access as public highway
- (vi) Secure a management and maintenance plan of communal hard and soft landscaped areas

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.

S201 B Site Location Plan (A4) received 18.10.13

C201 C Coloured Site Layout (A1) received 27.11.13

C202 B Coloured Street Elevations (A1) received 18.10.13

P201 K Proposed Site Layout - Ground Floor Level (A1) received 27.11.13

P202 U Proposed Site Layout - Roof Level (A1) received 27.11.13

P205 E Technical Plan (A1) received 27.11.13

P210 B Plot 1 - Proposed Plans and Elevations (A1) received 18.10.13

P211 B Plot 2 Proposed Plans and Elevations (A1) received 18.10.13

P212 B Plot 3 - Proposed Plans and Elevations (A1) received 18.10.13

P213 A Plot 4 - Proposed Plans and Elevations (A1) received 18.10.13

P214 G Plots 5 and 6 - Proposed Plans and Elevations (A1) received 18.10.13

P215 B Plot 7 - Proposed Plans and Elevations (A1) received 18.10.13

P216 B Plot 8 - Proposed Plans and Elevations (A1) received 18.10.13

P217 F Plot 9 - Proposed Plans and Elevations (A1) received 27.11.13

P218 Plot 10 - Proposed Plans and Elevations (A1) received 18.10.13

Design and Access Statement - Addendum prepared by OSP

Architecture, October 2013 received 18.10.13

Schedule of Accommodation prepared by OSP Architecture, 7 October 2013 received 18.10.13

Planning Statement - Addendum prepared by Paul Dickinson & Associates, Town Planning and Development Consultants, October 2013 received 18.10.13

Landscape Masterplan Update prepared by Murdoch Wickham (Drawing No 1347-001 Rev D) received 18.10.13

Transport Assessment Update prepared by Royal Haskoning DHV, October 2013 received 18.10.13

Tree Survey and Constraints Advice Update prepared by ACD Arboriculture, October 2013 received 18.10.13

Arboricultural Impact Assessment and Method Statement Update prepared by ACD Arboriculture, October 2013 received 18.10.13

Ecological Survey Update Report prepared by RSK, October 2013 received 18.10.13

Bat Survey Report prepared by RSK, September 2013 received 18.10.13

Sustainability Statement Update prepared by Bluesky Unlimited, October 2013 received 18.10.13

Drainage Assessment Report (Project No 131924) prepared by RSK dated October 2013 received 18.10.13

Statement of Community Involvement - Addendum prepared by Remarkable Engagement, October 2013 received 18.10.13

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 and roof tiles and other hard surfaces to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7]
04. The development hereby permitted shall not be begun until details showing the finished slab levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP Saved Policies EN20, CSDPD Policy CS7]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (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, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection and safeguard the residential and visual amenities of the occupiers and adjoining properties
[Relevant Policies: BFBLP Saved Policies EN1 & EN20 Core Strategy DPD CS7]

06. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site has been 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 results of the site investigation and the detailed risk assessment referred to in (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 the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: The EA have reviewed the RSK Geo-environmental Site Assessment for CEMAS, Glendale Park, Fernbank Road, Ascot, Berkshire, SL5 8JB dated January 2013 and the TPH Hotspot delineation and remedial works details supplied by RSK (letter 09 May 2013) and these reports satisfy parts 1 and 2 of this condition.

The scheme shall be implemented as approved.

Reason: This site is underlain by the Bagshot Formation (Secondary A Aquifer). The site has previously been occupied by a laboratory and a lock manufacturer and the site investigations have identified hotspots of contamination in particular around the diesel tank. The Secondary A Aquifer needs to be protected from this historic contamination that could be mobilised during development.

[Relevant Policies: BFBLP Saved Policy EN25, NPPF]

07. No dwelling shall be occupied until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be 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 any 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason This site is underlain by the Bagshot Formation (Secondary A Aquifer) and need this aquifer needs to be protected from historic contamination that could be mobilised during development.

[Relevant Policies: BFBLP Saved Policy EN25, NPPF]

08. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water that ensures that soakaways are not constructed into contaminated land has been

submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: This site is underlain by the Bagshot Formation (Secondary A Aquifer) and this aquifer needs to be protected from historic contamination that could be mobilised through the use of soakaways.

[Relevant Policies: BFBLP Saved Policy EN25, NPPF]

09. Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/ remedial /protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction shall not continue until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

[Relevant Policies: BFBLP Saved Policies EN25, NPPF]

10. 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 Policy: CSDPD Policy CS10]

11. 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 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: CSDPD Policy CS10]

12. The development hereby permitted shall be implemented in accordance with the submitted Energy Demand Assessment and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment.

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

[Relevant Policy: CSDPD Policy CS12]

13. 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: CSDPD Policy CS23]
14. 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.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23]
15. 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 footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23]
16. No dwelling shall be occupied until the area shown for parking 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 Saved Policy M9, CSDPD Policies CS23]
17. There shall be at least 6.0 metres between the garage door (when shut) and the highway boundary.
REASON: In order to ensure that adequate off street vehicle parking is provided in accordance with the Borough Councils vehicle parking standards.
[Relevant Policy: BFBLP Saved Policy M9]
18. 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 Saved Policy M9]
19. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.

[Relevant Policy: BFBLP Saved Policy M9]

20. 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. The building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

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

[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policies CS23]

21. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety and visual impact on the street scene.

[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policies CS7, 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 off site highway works including the following:

Site access with Fernbank Road

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

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP Saved Policy M4]

23. 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 (e) above.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policies CS23]

24. The development hereby permitted shall not be begun until details in respect of measures to:
- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
 - (b) Minimise the pollution potential of unavoidable waste;
 - (c) Dispose of unavoidable waste in an environmentally acceptable manner;
- have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the building(s).

REASON: To protect the amenities of the area.

25. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP Saved Policy EN3, CSDPD Policies CS1, CS7]
26. The demolition shall not be begun until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD Policies CS1, CS7]
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 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 visual amenity and nature conservation.
[Relevant Policies: BFBLP Saved Policies EN15, EN20 and EN25]
28. If more than 2 years elapse 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, unless otherwise agreed in writing by the Local Planning Authority. 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.
REASON: To ensure the status of bats on site has not changed since the last survey.
[Relevant Plans and Policies: CSDPD Policies CS1, CS7]
29. 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 Saved Policies EN2 and EN20, CSDPD Policy CS7]

30. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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 Saved Policy EN1 and EN20, CSDPD Policy CS7]

31. 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 in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. 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
 - b) Minimum 'Root Protection Areas' of all existing trees
 - c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
 - e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - f) 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 Saved Policy EN1 and EN20, CSDPD Policy CS7]

32. The development hereby permitted shall not be begun until the results of site trail pit soakage tests confirm the infiltration rates used for the drainage design 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 securing the design and use of a sustainable drainage system in the management of surface water run-off to reduce the causes and impacts of flooding.
[Relevant Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7, NPPF (para. 103)]
33. No building work (including demolition) or deliveries shall take place during the construction of the development hereby approved outside the hours of 08.00 hours and 18.00 hours Monday to Friday; 08.00 hours and 13.00 hours Saturday and not at all on Sundays and Public Holidays.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN25]

In the event of the S106 agreement not being completed by 31 January 2014 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on public open space, recreational facilities, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space, recreation and educational facilities and libraries, the proposal is contrary to Policies CC7 and NRM6 of the South East Plan, Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, CS14 and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007) and Supplementary Planning Document Thames Basin Heaths Special Protection Area Avoidance and Mitigation (adopted March 2012).
02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

71. **Application 13/00657/FUL Lavandou Nursery, Buckle Lane, Warfield
Erection of 1 no. 4 bed dwelling following demolition of existing dwelling.**

The Committee noted the comments of Winkfield Parish Council.

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 and other submitted details.

Site Plan received 05.08.13
DT/01/04 - Proposed Site Layout received 31.07.13
DT/05/04 - Proposed Roof/Block Plan received 31.07.13
DT/08/13 - Proposed Elevations and Floor Plans received 14.10.13
DT/08/13 - Proposed Elevations Compared received 14.10.13
Design and Access Statement received 31.07.13
Bat Survey dated September 2013 FOA Ecology Ltd received 31.09.13

Agents Letter 11 Oct 2013 - Calculations received 14.10.13
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
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.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. 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, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The proposal involves the redevelopment of an existing building as a "one for one" replacement, and given the increase and the existing number of outbuildings on the site it is considered any additional extensions, buildings or hardstanding needs to be controlled to avoid any further urbanisation of this site which would conflict with Local Plan policy GB1.
[Relevant Plans and Policies: BFBLP GB1]
05. No development shall take place until -
(a) the Local Planning Authority has approved in writing a scheme (including a timetable) for a phased programme of archaeological investigation work, and
(b) the approved scheme has been performed and complied with.
REASON: In the interests of the archaeological and historical heritage of the Borough.
[Relevant Policies: BFBLP EN6, EN7]
06. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
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 FOA Ecology Ltd Bat Detector Survey Work report, dated September 2013 unless otherwise agreed in writing by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

08. The areas shown for bat roost 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.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

09. The demolition shall not be begun until a scheme for the installation of bird and bat boxes and other biodiversity features, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the local planning authority.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended or any Order revoking and re-enacting that order with or without modification, 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 visual amenity and nature conservation.

[Relevant Policies: BFBLP EN15, EN20 and EN25]

11. 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 in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. 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

b) Minimum 'Root Protection Areas' of all existing trees

c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

- d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
 - e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - f) 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]

12. The protective fencing and other protection measures specified by condition 11 shall be erected 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. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
- REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

13. The development hereby permitted shall not be begun until:
- (i) a site layout plan showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.

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

f) Phasing and timing of works.

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

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

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

14. 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. 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.

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

[Relevant Policy: Core Strategy DPD CS10]

15. 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 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]

72. **Application 13/00746/OUT Land at Tilehurst Lane, Binfield**

Outline application for the demolition of "Toll House" and the erection of 72 no. dwelling (71 net) with new vehicular and pedestrian access from Church Lane and pedestrian access from Tilehurst Lane.

A site visit had been held on Saturday 14 December 2013 which had been attended by Councillors Angell, Mrs Angell, Birch, Blatchford, Ms Brown, Brossard, Davison, Finnie, Heydon, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Binfield Parish Council
- Representations in support of the application has been received from 7 individuals raising the following matters:

- the proposals were appropriate to the area and could have a positive impact on road safety
- if community benefits were realised there would be a positive impact
- the site was not in the Green Belt
- a good mix of housing was proposed including affordable housing.
- Objections had been received from the Campaign to Protect Rural England and Ryslip Group Ltd and 122 individuals. In addition a petition with 158 signatures has been received. The following concerns were raised by objectors:
 - The site was outside permitted development and developing the site would change the local character and rural feel.
 - The traffic generated by a development of this size could not be sustained, highway safety would be compromised.
 - There would be a severe burden on local services and infrastructure.
 - A detrimental impact on living conditions of local residents and other detrimental environmental impacts.

The item had met the criteria for public speaking and the Committee was addressed by Mr David Phillips, a local resident and objector and by Mr Douglas Bond, the applicant's agent.

Members noted that this site was not allocated through the Site Allocations Local Plan (SALP) as the site had been rejected by the Council at the Preferred Option stage. Members felt strongly that the SALP was in place alongside other elements of the Development Plan to protect areas such as this where a large housing development was not appropriate.

The Committee agreed that there were no material considerations that outweighed the serious conflict with policies in the development plan or the harm arising from the adverse impacts identified in the report.

It was **RESOLVED** that the application be **REFUSED** for the following reasons:-

01. The proposed development is located on land outside a defined settlement and is therefore not acceptable in principle. It would cause unacceptable harm to the character and visual amenities of the area and the rural setting of this edge of Binfield. The proposal would therefore be contrary to Policies CS1, CS2, CS7 and CS9 of the Core Strategy Development Plan Document, saved policies EN1, EN8, EN20 and H5 of the Bracknell Forest Borough Local Plan, the Character Areas Assessments SPD and the National Planning Policy Framework.
02. The proposal fails to provide a safe and adequate access to the site paying regard to road conditions. This will lead to conflict on Church Lane to the detriment of road safety. The proposed development is therefore contrary to Bracknell Forest Local Plan Policy M4 and Core Strategy Development Plan Document Policy CS23.
03. The proposal fails to provide adequately for travel to/from the site by pedestrians, which is contrary to the aims of sustainable development and contrary to Bracknell Forest Local Plan Policy M6 and Core Strategy Development Plan Document Policy CS23.
04. The proposed development would unacceptably increase the pressure on the transportation network, public open space, built sports facilities and education facilities. In the absence of planning obligations in terms that

are satisfactory to the Local Planning Authority, and which secure contributions towards the transportation network, public open space, built sports facilities and primary education facilities, the proposal is contrary to Policies CS6 and CS24 of the Bracknell Forest Core Strategy DPD, Policies M4 and R4 of the Bracknell Forest Borough Local Plan and the Limiting the Impact of Development SPD.

05. 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 Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. 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, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.
06. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan and Policy CS16 of the Core Strategy Development Plan Document.
07. The applicant has failed adequately to assess the impact of the development on the local road network which could lead to capacity of junctions being affected creating unacceptable delays and queues to the detriment of road safety. The proposed development is therefore contrary to Bracknell Forest Local Plan Policy M4 and Core Strategy Development Plan Document Policy CS23.
08. In the absence of a survey and appropriate mitigation, it has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have an adverse impact upon reptiles which are protected species. As such, the development would be contrary to Policies CS1 and CS7 of the Core Strategy Development Plan Document.

73. **Application 13/00791/FUL 43 Kings Road, Crowthorne**
Erection of a new chalet dwelling with new access.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Crowthorne Parish Council.
- 3 letters of objection raising concerns around loss of privacy and light to neighbouring properties, detrimental impact on traffic and parking and that the proposed development would be out of character with the area and be overbearing.

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

01. - Transportation
- Open space
- Primary and Secondary Education
- The Thames Basin Heath SPA.

That 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.
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 2985/01 Rev B received by Local Planning Authority 10.09.2013

Drg no 2985/02 Rev f received by Local Planning Authority 10.09.2013

Drg no 2985/03 Rev B received by Local Planning Authority 10.09.2013

Drg no 2985/04 Rev I received by Local Planning Authority 10.09.2013

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 (as amended) (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 north 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 first floor window in the north west elevation serving bedroom 2 and the bathroom window in the south west elevation of the dwelling shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
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 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.
[Relevant Policies: Core Strategy DPD CS23]
13. The dwelling 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 footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall 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]
14. The dwelling shall not be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of 4.8m measured from the back edge of the carriageway and this shall be retained as such.
REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The dwelling shall not be occupied until the associated vehicle parking has been drained, 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]
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 commence until:
(i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
(ii) a programme for the phasing and timing of works
have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
a) Accurate trunk positions and canopy spreads of all retained trees and hedgerows.
b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
c) Soak-aways (where applicable)
d) Gas, electricity, telecom and cable television.
e) Lighting columns and all associated ducting for power supply.
f) Where appropriate installation method statement.
The development shall be carried out in full accordance with the approved site layout and the approved programme.
REASON: - In order to ensure that adequate drainage is provided on site.
[Relevant Plans and Policies: CSDPD Policy CS10]

In the event of the S106 planning obligation(s) not being completed by 7th March 2014

the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space and primary and secondary education. 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, open space and educational facilities, the proposal is contrary to Policy 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).
02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures

and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

74. **Application 13/00857/FUL 3 Kilinside, Goughs Lane, Warfield**

Formation of dormer on first floor side elevation of outbuilding and alterations to existing dormer on opposite side elevation.

A site visit had been held on Saturday 14 December 2013 which had been attended by Councillors Angell, Mrs Angell, Birch, Blatchford, Ms Brown, Brossard, Davison, Finnie, Heydon and Thompson.

The Committee noted:

- The comments of Warfield Parish Council.
- An objection from a neighbouring property raising concerns that the proposed dormer would result in an adverse overbearing impact and an unacceptable loss of privacy and light to both the rear garden and rear elevation of the property.

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:

Location Plan received on 4 October 2013

2167-03A Block Plan received on 18 November 2013

2167-02B Proposed Plans and Elevations received on 15 November 2013

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling and outbuilding.

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

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

04. The outbuilding shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as 3 Kilinside, Goughs Lane, Warfield, and shall at no time form a separate dwelling.

REASON: The creation of a separate dwelling unit would require mitigation measures such as the provision of sufficient off-road parking to comply with Council parking standards, and would involve an intensification of the site.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS6, CS7, CS23]

75. **Date of Next Meeting**

23 January 2014.

CHAIRMAN