

**PLANNING COMMITTEE
16 OCTOBER 2014
7.30 - 10.25 PM**



Present:

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

Apologies for Absence were received from:

Councillors Angell, Finnie, Virgo and Worrall

50. Minutes

RESOLVED that the minutes of the Committee held on 18 September 2014 be agreed as a correct record and signed by the Chairman.

51. Declarations of Interest

There were no declarations of interest.

52. Urgent Items of Business

There were no urgent items of business.

53. PS Application 13/00966/FUL Binfield House Nursery, Terrace Road North, Binfield

A site visit was held on Saturday 11 October 2014 which was attended by Councillors Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Brossard, Davison, Dudley, Gbadebo, Heydon, Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Binfield Parish Council, the Victorian Society, the Georgian Group and English Heritage
- A petition with 60 signatories raising objection to the access to the proposed development being from Knox Green. 88 objections and an objection from Binfield Village Protection Society and Binfield Surgery raising concerns around numerous aspects of the proposed development which are summarised in the agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Mr Trinder raising objections to the proposed development and Mr Killoran, the applicant.

Upon being put to the vote, 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. - mitigation of increased pressure on highways and transportation infrastructure, education, open space and built sports facilities;
- long-term management/maintenance of C19th garden wall and trees to south-east of Binfield House;
- provision of affordable housing;
- a S38/S278 agreement for the adoption of roads/footpaths on the site and to secure turning 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:-

- PL-1000 Location Plan
- PL-1002AM Proposed Block Plan
- PL-1003AN Proposed Information Layout
- PL-1009A Proposed Listed wall elevations
- PL-101Plot 1 - Floor Plan
- PL-102Plot 1 - Elevations
- PL-103A Plot 2 - Ground and first floor plan
- PL-104Plot 2 - Second floor and roof plan
- PL-105Plot 2 - Elevations
- PL-106Plot 3 - Ground and first floor plan
- PL-107Plot 3 - Second floor plan and roof plan
- PL-108Plot 3 - Elevations
- PL-109Plot 4 - Floor Plan
- PL-110Plot 4 - Elevations
- PL-111Plot 5 - Floor plans and elevations
- PL-112Plot 6 - Floor plans and elevations
- PL-113Plot 7 - Floor Plan
- PL-114Plot 7 - Elevations
- PL-115Plot 8 - Floor Plan
- PL-116Plot 8 - Elevations
- PL-117A Plot 9 - Ground and first floor plan
- PL-118A Plot 9 - Second floor plan and roof plan
- PL-119A Plot 9 - Elevations
- PL-120A Plot 10 - Floor Plan
- PL-121A Plot 10 - Elevations
- PL-122A Plot 11 - Floor Plan
- PL-123A Plot 11 - Elevations
- PL-124Plot 12 - Floor Plans
- PL-125Plot 12 - Elevations and roof plan
- PL-125A Plot 12 - Elevations

PL-126A Plots 13 & 18 Elevations
PL-127B Plot 13 & 18 Floor Plans
PL-128Plot 14-17 Floor Plans
PL-129Plot 14-17 Elevations
PL-130Plot 14-17 Roof Plan and Elevations
PL-131B Plots 19,20,21 Floor Plans
PL-132B Plots 19,20,21 Floor Plans
PL-133A Plots 22,23,24 Floor Plans
PL-134A Plots 22,23,24 Elevations
PL-135Bin Store plans and elevations
PL-21A Double garage for No. 64 Knox Green
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. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

05. No development (other than the construction of the access and the provision of replacement parking for Nos 64 and 65 Knox Green) shall take place until the access from Knox Green including a turning head within the site 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]

06. No dwelling shall be occupied until a means of vehicular 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]

07. No dwelling shall be occupied until a means of access to it for pedestrians and/or cyclists has been constructed in accordance with the approved plans.

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

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

08. No dwelling shall 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: Core Strategy DPD CS23]

09. No dwelling shall be occupied until the associated vehicle parking and turning space serving it has been surfaced in accordance with the approved drawings. The spaces 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]

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

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

[Relevant Policy: BFBLP M9]

11. 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 M9]

12. There shall be no restrictions on the use of the visitor parking spaces shown on the approved plan for visitors to the buildings hereby permitted.

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

[Relevant Policy: BFBLP M9]

13. 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:-

- alterations to Knox Green to form the vehicular access

- works on the section of the existing drive to Binfield House between Terrace Road North and the footpath link to Stevenson Drive to provide safe pedestrian and cyclist access.

None of the buildings provided by the carrying out of the development shall be occupied until the off-site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting for the parking courts serving plots 13-18 and 19-24, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of each parking court and the lighting retained in accordance therewith.

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

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

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no freestanding 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 nature conservation

[Relevant Policies: BFBLP EN15, EN20 and EN25]

16. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure, including a new boundary to the side of plot 22, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme associated with each building shall be implemented in full insofar as it relates to that building before its occupation and the means of enclosure shall thereafter be retained.

REASON: In the interests of the visual amenities of the area the amenities of properties adjoining the site.

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

17. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations
- b) Details of semi-mature tree planting to mitigate for the loss of Tree T5
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- f) Other landscape features (water features, seating, trellis and pergolas etc).

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

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

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

18. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

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

[Relevant Policies: BFBLP EN2 and EN20, Core Strategy DPD CS7]

19. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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]

20. The protective fencing and other protection measures specified by the previous condition shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

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]

21. The development hereby permitted shall not be begun until a Management and Maintenance Plan for the area of trees lying to the west of plots 7-9 has been submitted to and approved in writing by the Local Planning Authority. This area of trees shall be managed and maintained in accordance with the approved plan.

REASON: To ensure this area of retained trees is maintained in the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN1, EN20]

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 steps and works to secure the long-term safety and stability of the garden wall, including measures to strengthen it as necessary. No dwelling shall be occupied until the approved scheme has been implemented.

REASON: To protect and preserve the garden wall in the interests of the visual amenities of the area.

[Relevant Policies: Core Strategy DPD CS1]

23. The development hereby permitted shall not be begun until a scheme for the protection, during demolition/construction works, of the C19th garden wall has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed and complied with.

REASON: To protect and preserve the garden wall in the interests of the visual amenities of the area.

[Relevant Policies: Core Strategy DPD CS1]

24. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:-

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system

25. 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.

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

[Relevant Policy: Core Strategy DPD CS10]

26. 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]

27. 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:-

(a) that before taking account of any on-site renewable energy production 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) that 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 by the Local Planning Authority).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

28. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) control of noise

(ii) control of dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) proposed method of piling for foundations

(v) construction and demolition working hours

(vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

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

29. 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.

30. The development hereby permitted shall not be begun until a Construction Traffic Management Plan has been submitted to and approved by the Local Planning Authority. The approved Management Plan shall be performed, observed and complied with for the duration of the construction of the development hereby approved.

REASON: In the interests of road safety and the amenity of nearby residents.

[Relevant Policies: BFBLP EN25, CSDPD CS23]

31. Notwithstanding the provisions of Class G of Part 17 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 development by statutory undertakers for the generation, transmission or supply of electricity shall be installed or constructed.

REASON: In the interests of the visual amenities of the area
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

32. 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, CSDPD CS1 and CS7]

33. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:- -----measures to avoid harm to biodiversity

- features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
- habitat enhancements (not mitigation)
- on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details. An ecological site inspection report shall be submitted 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]

34. The development (including site clearance and demolition) shall not be begun until a scheme to minimise harm to bats, mitigate the loss of a bat roost, provide compensatory roosts and improve their habitat has been submitted to and approved by the Local Planning Authority. The approved scheme shall be performed and complied with.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN2]

35. An ecological site inspection report shall be submitted 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]

36. The following windows shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent):-

- Plot 1: 1st floor north-facing en-suite
- Plot 2: 1st floor north and east-facing en-suites
- Plot 3: 1st floor north-facing landing
- Plot 5: 1st floor south-facing landing
- Plot 20: 1st floor east-facing bathroom
- Plot 21: 1st floor east-facing bathroom.

They shall at all times be fixed shut with the exception of a top-hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

37. No development shall take place until a contaminated land Phase I report (Desk Top Study) has been carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The Desk Top Study shall be submitted to, and approved in

writing by, the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11". Following approval of the Desk Top Study, a Phase II report (and intrusive site investigation) shall be carried out, if required by the Local Planning Authority, by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The development shall not be begun until proposals for the method and extent of this site investigation have been agreed with the Local Planning Authority. The site investigation shall be carried out in accordance with the agreed proposals which shall be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding area

[Relevant Policies: BFBLP EN25]

38. Following completion of the desk top study and site investigation required by the above condition, a remediation scheme to deal with any contaminants identified must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. Development shall not be begun until the remedial scheme has been carried out.

Should any unforeseen contamination (i.e. contamination not identified in the desk-top study and site investigation) be encountered during the development, the Local Planning Authority shall be informed immediately. The development shall cease until further investigation/remedial/protective works have been approved by the Local Planning Authority. The 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 of buildings shall not commence 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 requirements shall also be detailed in the report.

If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

REASON: To enable to the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.

[Relevant Policies: BFBLP EN25]

39. 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 to the dwellings on plots 1, 5, 6, 12, 13, 14 and 15.

REASON: To control development which might have an adverse impact on the C19th garden wall.

40. The dwellings on plots 19-24 (inclusive) shall only be occupied by persons:-

(a) who are aged 60 years or over requiring facilities which consist of the services of a non-resident warden, and

(b) provided that they are aged 55 years or more, the spouse or a partner of a person falling within (a) above who is in occupation of the accommodation.

REASON: To ensure that the special nature of the proposed development is properly controlled and to ensure adequate vehicle parking is provided.

[Relevant Plans and Policies: BFBLP M9, CSDPD CS16)

54. **PS Application 13/00967/LB Binfield House Nursery, Terrace Road North, Binfield**

A site visit was held on Saturday 11 October 2014 which was attended by Councillors Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Brossard, Davison, Dudley, Gbadebo, Heydon, Thompson.

The Committee noted:

- The comments of Binfield Parish Council, the Victorian Society and the Georgian Group
- An objection from Binfield Village Protection Society, Binfield Surgery and 16 individual objections from individuals raising concerns that the walled garden formed an important and integral part of the curtilage of the Grade II listed building, Binfield House.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Mr Trinder raising objections to the proposed development and Mr Jouanides, who spoke on behalf of the applicant.

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The works hereby approved shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The works hereby approved shall be carried out only in accordance with the following approved plans:-

8278 PL-1000

8278 PL-1008

8278 PL-1009 Rev A

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

03. The works hereby approved shall not be begun until drawings showing details of the section of wall to be rebuilt at the northern end of the opening in the western wall and the infilling of the archway on the southern wall, at a scale of not less than 1:20 and including elevation, plan and section details, have been submitted to and

approved in writing by the Local Planning Authority. The works shall be carried out as approved in accordance with the timescale approved under condition 04.

REASON: The submitted drawings are inadequate in this matter and further information is needed in order to protect and preserve the character of the listed building.

[Relevant Policies: Core Strategy CS1]

04. The works hereby approved shall not be begun until a scheme, including a timetable for works, has been submitted to and approved in writing by the Local Planning Authority for steps and works to be taken to secure the safety and stability of the wall, including measures to strengthen it and to provide protection to it from weather, during the progress of works. The works shall be undertaken in accordance with the approved scheme.

REASON: To protect and preserve the listed building

[Relevant Policies: Core Strategy DPD CS1]

05. The works hereby approved shall not be begun until a scheme has been submitted to and approved in writing for the removal and storage of materials for their re-use in the northern end of the opening in the western wall and the infilling of the archway on the southern wall. The works shall only be carried out in accordance with the approved scheme.

REASON: To protect and preserve the character of the listed building

[Relevant Policies: Core Strategy CS1]

06. The works hereby approved shall not be begun until a sample panel of brickwork showing the proposed brick, method of bonding, colour of mortar and type of pointing to be used in the rebuilding of northern end of the opening in the western wall and the infilling of the archway on the southern wall has been prepared on site and approved by the Local Planning Authority in writing. The works shall only be carried out in accordance with the approved details.

REASON: To protect and preserve the character of the listed building.

[Relevant Policies: Core Strategy CS1]

07. Any areas of external brickwork required to be reinstated following the removal of the outbuildings shall match the existing adjacent brickwork in brick colour and size, mortar colour and pointing and bonding detail.

REASON: To protect and preserve the character of the listed building

[Relevant Policies: Core Strategy CS1]

08. No external brickwork shall be re-pointed until a sample area has been prepared on site to show the proposed mortar composition and colour, and method of pointing, and has been approved in writing by the Local Planning Authority. The works shall only be carried out in accordance with approved details.

REASON: To protect and preserve the character of the listed building.

[Relevant Policies: Core Strategy CS1]

55. Application 14/00900/FUL 2 Hathaway Cottages, Shakespeare Way, Warfield

A site visit was held on Saturday 11 October 2014 which was attended by Councillors Angell, Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Dudley, Gbadebo, Heydon, Thompson.

The Committee noted:

- The comments of Warfield Parish Council

- An objection raising concerns around the proposed development leading to a further loss of light to 3 Hathaway Cottages.

On the proposition of Councillor Thompson, seconded by Councillor Mrs Barnard a motion was put forward to defer this application given that Members had been unable to gain access to 3 Hathaway Cottages during their site visit. Upon being put to the vote the motion was **LOST**.

The Committee were confident that the photographs presented by officers gave them a good representation of the impact of the proposed development on neighbouring properties.

Upon being put to the vote 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:

1393/00/01 'Elevations, Floor Plans and Site Plan', received on 04 August 2014

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.

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

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

56. **Application 14/01000/PAC Guildgate House, High Street, Crowthorne**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Crowthorne Parish Council.
- 14 objections raising concerns around an increase in traffic, conflict between pedestrians and vehicles, insufficient parking, noise and disturbance and overlooking. One letter of support has also been received.

Upon being put to the vote it was **RESOLVED** that Prior Approval be **REFUSED**.

REASON: It has not been demonstrated that the proposal complies with the Local Planning Authority's standards in respect of vehicle parking and cycle parking. This would be likely to encourage on-street parking and therefore have a detrimental impact upon road safety and the flow of traffic. The proposal does not therefore comply with Class J of the Town and Country Planning (General Permitted Development) Order. (as amended).

57. **Fire Safety in the Design of New Homes**

A presentation was delivered by Paul Southern, Dave Phillips and Chris Bunyan of the Royal Berkshire Fire and Rescue Service (RBFRS).

The following points were made:

- RBFRS were entering a comprehensive spending review which was likely to affect the emergency cover provision across Berkshire, this would include Bracknell Forest. This created an opportunity to 'design out' the risk of fire at the pre-construction stage. This was particularly poignant as Bracknell Forest was currently undergoing a significant phase of development.
- RBFRS officers were keen to encourage officers, councillors and developers to start an early dialogue with RBFRS to allow the design of any new/refurbished buildings to include fire suppression systems. In addition, to fit fire suppression systems in premises housing vulnerable people.
- In an ideal world, all buildings would be fitted with sprinkler systems. Sprinkler systems reduced death and injury from fire, reduced risk to fire fighters, protected property and heritage, reduced the effects of arson, reduced the environmental impact of fire and permitted design freedoms that encouraged innovative, inclusive and sustainable architecture.

The Committee agreed that a discussion with Planning Officers would be necessary to ascertain the extent to which fire suppression systems could be built into the Planning process if at all. Building Regulations and costs would also need to be explored further to establish feasibility.

It was noted that the cost of installing sprinkler systems could be cost neutral in new builds as often these systems reduced the need for fire escape stairwells.

RBFRS officers agreed to provide the Committee with costs of maintaining sprinkler systems.

58. Government Consultations on 'Planning and Travellers' and 'Housing Standards'

The Head of Development Management delivered a presentation outlining the main changes proposed to planning regulations set out in three current Government consultations. The Consultations centred on:

- Delivering Sustainable Drainage Systems (closing date: 21 October 2014)
- Planning and Travellers
- Housing Standards (closing date: early November 2014)

Each consultation had been previously circulated to Members and Members were asked to feed in their comments to the Head of Development Management before each consultation closed.

CHAIRMAN