

**PLANNING COMMITTEE  
22 JANUARY 2015  
7.30 - 10.15 PM**



**Present:**

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

**Also Present:**

Councillors Mrs Hayes, Mrs McCracken (substitute), McCracken, Turrell

**Apologies for absence were received from:**

Councillors Angell, Mrs Angell, Birch, Finnie, Heydon, Kensall and Virgo

**82. Minutes**

**RESOLVED** that the minutes of the Committee held on 18 December 2014 be agreed and signed by the Chairman.

**83. Declarations of Interest**

Councillor Gbadebo declared an interest in Items 8 and 9 in relation to 91 Staplehurst and 90 Staplehurst but confirmed that he was unable to see the sites from where he lived. He withdrew from the meeting for these items.

**84. Urgent Items of Business**

There were no urgent items of business.

**85. PS Application 13/00966/FUL - Binfield House Nursery, Terrace Road North, Binfield**

**Erection of 5 no. five bedroom, 7 no. four bedroom, 2 no. three bedroom and 10 no. two bedroom dwellings with associated landscaping and vehicular access from Knox Green following demolition of existing buildings, and alterations to wall within the curtilage of a listed building.**

This application, which had been considered by Planning Committee at its meeting on 16 October 2014, was reported back to the Committee as the applicant did not consider that the scheme was financially viable if the affordable housing required under the Committee resolution was to be provided.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mr Trinder, who represented his

objections to the proposed development, and Mr Jouanides, who represented the Agent in the case, MGI Architecture Limited, on behalf of the Applicant.

Members expressed concern in making a decision on this application before seeing the viability study submitted by the applicant and the independent assessment of this study prepared for the Council. The viability reports were currently considered to be commercially sensitive and would need to be brought to a future meeting of the Committee in closed session (or if deemed to not be commercially sensitive, in open session). Members also queried at what point a lower number of affordable housing units was viable on the site.

A motion to **DEFER** the application was moved and seconded. On being put to the vote the motion was **CARRIED** and this application was deferred to a future meeting of the Committee.

86. **Application 14/00857/FUL - 1 Cornbunting Close, College Town, Sandhurst  
Erection of outbuilding forming workshop.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town Council.
- Four letters of objection had been received in relation to the amended plans, from the original objectors to the scheme and raised the following matters: it would set a precedent and was an eyesore, noise issues, height and size of building, disposal of rainwater still a concern, other outbuildings could be erected by neighbours to maintain privacy and block out height of proposed outbuilding.

Members noted that the workshop would be used for private purposes and would be ancillary to the residential dwelling. The workshop could be used as a habitable room but was not for commercial purposes.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 5 January 2015:  
drawing no JSD-14-69/01
03. The outbuilding hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as 1 Cornbunting Close Sandhurst GU47 0XZ.
04. The dormer window in the north elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight.

05. The window in the western elevation of the proposed development shall at all times be a high level window having a sill height of not less than 1.7 metres above internal floor level.
06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the northern, eastern, southern and western elevations of the outbuilding except for any which may be shown on the approved drawings.

87. **Application 14/01001/FUL - Heathfield School, London Road, Ascot**

**Erection of 7 staff houses in form of two detached houses and a terrace with associated car parking following demolition of the Head and Deputy Headmistresses houses; erection of Junior Boarding House for 60 pupils (including 3no. 1 bedroom and 1no. 2 bedroom duplex level staff flats) with alterations/extension to existing car park; and extension to Phoenix Boarding House to provide accommodation for 14 pupils.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Four objections were received: i) The application represents a departure from the development plan as it is development within the countryside; ii) Why is there a need for staff housing on site when there is staff housing on North Street and why is the housing of the size and layout proposed.

Members noted that there would be no change to the number of staff or maximum number of 250 pupils on site. Members noted that 30 car parking spaces would be removed and 34 car parking spaces would be added.

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

01. Restricting the occupancy of the staff housing and flats to persons employed at the site (& their dependants).

Contributions towards the Thames Basin Heaths SPA mitigation.

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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:  
 Transport Statement received 29.09.14  
 Landscape and Visual Impact Assessment received 29.09.14  
 Arboricultural Impact Assessment received 29.09.14  
 Extended Phase 1 Habitat Assessment received 29.09.14  
 5165/1100 Site Location Plan (Red line for Planning) 1:2500 received 29.09.14  
 5098/1100 Existing Site Plan 1:500 received 29.09.14

5098/1110A Proposed Site Plan 1:500 received 29.09.14  
 5098/1120 Staff Housing Existing Site Survey 1:200 received 29.09.14  
 5098/1130 Staff Housing Block Plan 1:200 received 29.09.14  
 5098/1200 Staff Housing HM's House 1:100 received 29.09.14  
 5098/1201A Staff Housing Director of Boarding's House 1:100 received 29.09.14  
 5098/1202/A Staff Housing Terraced Plans 1:100 received 29.09.14  
 5098/1300 Staff Housing Terraced Elevations 1:100 received 29.09.14  
 4985/1100 JBH and Car Park Existing Site Plan received 29.09.14  
 4985/1101 JBH and Car Park Proposed Site Plan received 29.09.14  
 4985/1200 JBH Plans 1:100 received 29.09.14  
 4985/1201 JBH Plans 1:100 received 29.09.14  
 4985/1300 JBH Elevations 1:100 received 29.09.14  
 4985/1301A JBH Elevations 1:100 received 29.09.14  
 5165/110A Phoenix House Existing Plan and Elevations 1:100 received 29.09.14  
 5165/1111 Phoenix House Extension Proposed Site Plan 1:100 received 29.09.14  
 5165/1200 Phoenix House Extension Floor Plans 1:100 received 29.09.14  
  
 5165/1300 Phoenix House Extension Elevations 1:100 received 29.09.14  
  
 4985/1102 Junior Building Drainage Plan 1:200 received 18.11.14  
 5098/1135 Staff Housing Drainage Plan 1:200 received 18.11.14  
 5165/1201 Phoenix House Drainage Plan 1:200 received 18.11.14

03. The number of staff employed by Heathfield School shall be restricted to no more than 135 and the number of pupils on the school role shall be restricted to no more than 250.
04. 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.
05. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwellings, garages and the levels of the roads 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.
06. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -
  - a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
  - b) Details of semi mature tree planting.
  - c) Comprehensive 5 year post planting maintenance schedule.

- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas 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 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 out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

- 07. 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.
- 08. 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.
- 09. 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%).

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

10. 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.
11. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecosulis Precautionary Method of Working statement dated August 2014 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
12. The demolition of building B2 as identified in Ecosulis' bat survey report dated August 2014 shall not in any circumstances commence unless the local planning authority has been provided with either:
  - a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.
13. 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.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
  - a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

15. 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.
16. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.  
The approved scheme shall be performed, observed and complied with.
17. 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 (Site investigation) may be carried out if required by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.  
This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".
18. 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. The remedial scheme must be carried out before the development commences unless otherwise agreed in writing by the local planning authority.

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 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 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.

19. No development approved by this permission shall be commenced until a ground gas risk assessment has been submitted to an approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
20. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.
21. No building work to the Junior Boarding House shall take place until the associated vehicle parking and turning space has been surfaced and marked out in accordance with drawing 4985/1101- JBH and Car Park Proposed Site Plan dated 29.09.14 . The spaces shall not thereafter be used for any purpose other than parking and turning.
22. The car ports shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.
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
  - (f) Construction Management Planand 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.

**RESOLVED** In the event of the S106 planning obligation not being completed by the 23 March 2015 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. 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.

02. The proposed additional dwellings, the occupation of which is not restricted to school staff and their dependants, are considered to be inappropriate development in the countryside which would result in an adverse urbanising impact and unacceptably increase the pressure on open space, education facilities, public open space, built sports facilities, libraries and community facilities. In the absence of a section 106 planning obligation restricting the occupancy of the proposed dwellings to persons employed at the school on the site (and their dependants), the proposal is considered to be contrary to BFBLP Policies EN8, H5 and EN20 and CSDPD Policies CS1, CS6, CS7 and CS9 and the NPPF.

**88. Application 14/01021/FUL - 91 Staplehurst, Bracknell**  
**Garage extension and the erection of a pitched roof.**

A site visit had been held on Saturday 17 January 2015 which had been attended by Councillors Mrs Angell, Ms Brown, Brossard, Davison, Dudley, Heydon, Thompson and Mrs McCracken.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- Four objections were received:
  - i. The proposed height, massing and pitched roof layout of the development would be adversely out of character with the surrounding area.
  - ii. The cumulative length of the garage would result in an adverse overbearing impact on the neighbouring residential properties.
  - iii. Insufficient information has been submitted concerning details of surface water drainage.

Members noted that Item 8: 91 Staplehurst and Item 9: 90 Staplehurst would need to be considered together, as the outcome of one application would directly impact on the outcome of the other application, but that decisions on the applications would be made separately.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 29 October 2014 and 20 January 2015:  
Location Plan scale 1:1250  
Drg. NO: GO/042013/01 Issue 3  
Drg No: GO/042013/20
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.

04. The development hereby permitted shall be constructed and substantially finished concurrently with the development at 90 Staplehurst, Bracknell (reference: 14/01022/FUL).

89. **Application 14/01022/FUL - 90 Staplehurst, Bracknell**  
**Garage extension and the erection of a pitched roof.**

A site visit had been held on Saturday 17 January 2015 which had been attended by Councillors Mrs Angell, Ms Brown, Brossard, Davison, Dudley, Heydon, Thompson and Mrs McCracken.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- Two objections were received: insufficient information has been submitted concerning details of surface water drainage.

Members noted that Item 8: 91 Staplehurst and Item 9: 90 Staplehurst would need to be considered together, as the outcome of one application would directly impact on the outcome of the other application, but that decisions on the applications would be made separately.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 29 October 2014 and 20 January 2015:  
Location Plan scale 1:1250  
Drg. NO: GO/042013/01 Issue 3  
Drg No: GO/042013/20
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.
04. The development hereby permitted shall be constructed and substantially finished concurrently with the development at 91 Staplehurst, Bracknell (reference: 14/01021/FUL).

90. **Application 14/01114/FUL - 24 Beaulieu Close, Bracknell**  
**Erection of a part two storey, part first floor side extension (Re-submission of planning application 14/00633/FUL).**

The Committee noted:

- The comments of Winkfield Parish Council.
- Two objections were received and are summarised as follows:
  - The design and massing of the development is out of character with the surrounding area, including the use of a single wide garage access door, and has resulted in overdevelopment of the site and a terracing effect.

Furthermore the wooden beams as shown on the approved plans for 14/00633/FUL have not been installed.

- The development results in an adverse loss of light to the residents of the neighbouring property of 'Springhill', 23 Beaulieu Close.
- The development does not provide adequate parking provision for vehicles.

Members noted that the extension was 0.4 metres further forward and amendments had been made to the garage as per the report in the agenda papers. The garage was not classified as a double garage as it was not wide enough. Members expressed concern regarding the resident being able to access the driveway via the dropped curb on the corner which was for pedestrian use. Members suggested that a condition be added to prevent the resident from doing this.

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

01. The development hereby permitted shall be retained in accordance with the following plans received by the Local Planning Authority:  
2814-2 Issue F 'Proposed elevations' received on 10 December 2014  
2817-3 Issue F 'Existing and proposed floor plans' received on 10 December 2014  
2814-7 Issue C 'Parking Plan' received on 10 December 2014  
2814-10 Issue D 'Site Plan' received on 16 October 2014
02. 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.
03. 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 windows at first floor level or above shall be installed on the north facing side elevation of the first floor rear extension hereby permitted.
04. Within three months of the date of this permission the 2no. off-street parking spaces as shown on drawing 2814-7 Issue C 'Parking Plan' received by the Local Planning Authority on 10 December 2014 shall provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking vehicles at all times.
05. Within three months of the date of this permission the parking within the garage, shall be provided in accordance with drawing 2814-7 Issue C 'Parking Plan' received by the Local Planning Authority on 10 December 2014. The garage shall, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), thereafter be retained for the use of the parking of vehicles at all times.
06. Within three months of the date of this permission the 2no. roller shutter doors shall be installed to the garage in accordance with drawing 2814-2 Issue F 'Proposed elevations' received by the Local Planning Authority on 10 December 2014. The roller shutter doors shall thereafter be retained in this location at all times, and any replacement or repair shall only be with roller shutter type garage doors.
07. Within one month of the date of this permission details of landscaping treatments for preventing access/egress for vehicles to or from the hard

surfaced area serving 24 Beaulieu Close through the pedestrian footway crossing, sited on the southwestern corner of the property within the highway junction of Beaulieu Close with Brockenhurst Road, shall be submitted and approved in writing by the Local Planning Authority. The approved details shall be implemented within month of written approval, and shall thereafter be retained for the purposes of preventing vehicular access/egress across the footway at all times.

91. **Application 14/01174/FUL - Tesco Stores Ltd, Whitton Road, Bracknell**  
**Installation of Key Cutting, Shoe & Watch Repairs Pod to Class 1 Retail Premises.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- One letter of objection concerning a separate retail pod being in danger of turning the site into a disjointed retail park and the expansion of the site being out of keeping with its location at the centre of a residential area.

Members noted that the security of the cash point on the site was not a planning issue and that there was no indication of car parking spaces being lost due to the location of the proposed pod. The door next to the cash point was a fire exit and would not be blocked by the pod.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 7th November 2014 and 20th January 2015:  
  
12861-001 (Rev C4)  
12861-060 (Rev C2)  
TSQP3 01
03. The opening hours of the pod shall be limited to 09.00 hours to 18.00 hours Monday to Saturday and 10.00 hours to 16.00 hours Sunday and at no other times.
04. No deliveries shall be made to the site before 07.00 hours or after 22.00 hours Monday to Saturday and not before 09.00 hours or after 17.00 hours on Sundays.

92. **Application 14/01175/A - Tesco Stores Ltd, Whitton Road, Bracknell**  
**Display of 3no. illuminated wall mounted signs and 4no. non-illuminated wall mounted signs**

The Committee noted:

- The comments of Winkfield Parish Council.
- Two letters of objection were received concerning the illuminated signs resulting in light pollution and posing an adverse impact on visual amenity, and being out of keeping with the location of the store.

**RESOLVED** that **ADVERTISEMENT CONSENT be granted** subject to the following condition(s):-

01. The advertisements hereby granted consent shall be displayed in accordance with the following plans and other submitted details received by the Local Planning Authority on 20th January 2015:

TSQP3 01

02. The signage hereby permitted shall not be illuminated before 09.00 hours or after 18.00 hours Monday to Saturday and shall not be illuminated before 10.00 hours or after 16.00 hours on Sunday.

93. **Application 14/01228/FUL - 94 To 96 College Road, College Town, Sandhurst**  
**Erection of 3 no. 4 bedroom houses and 1 no. 3 bedroom house with associated bin and cycle storage, landscaping, parking and vehicular access off Academy Place on land to the rear of 94 and 96 College Road.(revision to 14/00580/FUL).**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town Council.
- 8 Objections were received and the concerns were summarised as follows:
  - Impact upon the character of the area
  - Over development resulting in a visually cramped appearance
  - Impact upon the neighbours amenities (overbearing, overshadowing of gardens and overlooking)
  - Increase in vehicle movements and lack of parking
  - Parking pressures from non-residents parking in Academy Place
  - Impact upon wildlife
  - Loss of trees
- 3 Additional Objections had been received and the concerns raised were summarised as follows: i) Concerns were raised that the development would significantly impact upon the amenities of the adjacent private gardens in Academy Place; ii) Concerns were raised that the applicant's assessment was inaccurate and the overshadowing problem had not been solved. The suggestion that a house had been removed (from 3 to 2 houses) to alleviate overbearing impact had also done little to improve the situation as the height and depth has increased to incorporate 2 x 4bed houses (previously 3 beds); iii) It was also alleged that inadequate public consultation was undertaken relating to this revised proposal.

Members expressed concern regarding the proximity of the site to nearby properties and the potential for the land between the fence and the back of the properties in Academy Place to be built on however it was noted that condition 5 required a planning application for such development. Members noted that this was an amended application with one property removed from the plans, the remaining properties

moved back a further 3 metres, and the proposal complied with light parameters for the other properties nearby.

Given the neighbours were re-consulted on the 15 January 2015 with regards to the amendments received, the expiry date of this consultation will expire on 29 January 2015, one week after the Planning Committee Meeting and it is therefore standard practice for the recommendation to be amended to reflect this as follows:

**RESOLVED** that subject to:

- 1 No new material objections being received by 29 January 2015 which have not been already considered; and,
- 2 Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-
  - (i) SPA Mitigation
  - (ii) Dedication of part of the site access as public highway
  - (iii) Maintenance of public areas

The Head of Development Management be authorised to **APPROVE** the application subject to the conditions recommended in the Committee report.

Condition(s):-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

12065-02-200 Rev.A - Location Plan received 08.12.14

12065-02-206 - Proposed Block Plan Ground Floor received 27.11.14

12065-02-207 - Proposed Block Plan First Floor received 27.11.14

12065-02-208 - Proposed Block Plan Roof Plan received 27.11.14

12065-02-209 - Proposed Elevations Plot 1, 2 received 27.11.14

12065-02-210 - Proposed Elevations Plot 3 & 4 received 27.11.14

12065-02-211 - Proposed Elevations & Sections received 27.11.14

12065-02-212 - Proposed Plot 1, 2 Ground Floor received 27.11.14

12065-02-214 - Proposed Plot 3 & 4 Ground Floor received 27.11.14

12065-02-215 - Proposed Plot 3 & 4 First Floor received 27.11.14

12065-02-217 – Proposed Cycle Storage received 27.11.14.09.14

12065-02-218 - Refuse Collection received 27.11.14

12065-02-220 - Typical Shed Elevations received 27.11.14

12065-02-221 - Knee Rail Fencing received 27.11.14

12065-02-222 - Extent of Road Adoption received 27.11.14

12065-02-224 - Sunlight & Day Assessment received 27.11.14

Arboricultural Survey and Implications Assessment Revised received  
27.11.14

13-137-260 813 TC Revision 2 Arboricultural survey and constraints plan  
received 27.11.14

Reptile Survey Report by Lilacs Land Consultants LLP received 27.11.14

Sustainability Statement by The Blewburton Partnership (November 2014)  
received 27.11.14

Transport Statement by Dermot McCaffery (November 2014) received  
27.11.14

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.
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.
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.
06. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.
07. 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.
08. 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 in writing by the Local Planning Authority).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

09. 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.
10. No dwelling shall be occupied until a means of access for pedestrians has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
11. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent 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.
12. The gradient of private drives shall not exceed 1 in 12.
13. No dwelling shall be occupied until the associated vehicle parking and turning space including drainage has been constructed and surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning spaces shall not thereafter be used for any purpose other than parking and turning.
14. No dwelling shall be occupied until details of the signing for the visitor car parking space has been submitted to and approved in writing by the Local Planning Authority. The visitor car parking space shall be provided and signed in accordance with the approved details and the space and signage shall thereafter be retained.
15. 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 dwellings shall not be occupied until the approved scheme has been implemented and the facilities shall thereafter be retained.
16. No gates shall be provided at the vehicular access to the site.
17. 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:
  - to form an access into the siteThe buildings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the approved scheme.
18. 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
  - (f) Construction management plan setting out measures to minimise impacts of this development upon the existing residents



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 (f) above without the prior written permission of the Local Planning Authority.

19. 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.
20. No development shall take place until a reptile mitigation strategy has been submitted to and approved by the Council. The strategy should include the following:
  - i. Details of measures taken to avoid harm to reptiles on site during development
  - ii. Details of a suitable translocation receptor site
  - iii. Details of any enhancements required of the receptor site
  - iv. Details of management and maintenance requirements of the receptor site
  - v. Details of monitoringA close out report will be submitted to the council within 3 months of the occupation of the first dwelling
21. The scheme hereby permitted shall be carried out in accordance with the reptile mitigation measures outlined in information submitted under condition 20 (above). An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.
22. No development shall commence 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.
23. If more than 2 years elapse between the previous reptile survey and the due commencement date of works, an updated reptile survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The scheme shall be implemented in accordance with the mitigation measures.
24. 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.

25. 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.
26. 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.
27. No building work 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.

**RESOLVED** In the event of the S106 planning agreement not being completed by 22 March 2015 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. 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).

94. **PS Application 14/01274/RTD - Telecommunications Mast Opposite Great Oaks Cottage, Crouch Lane, Winkfield**

**Installation of 10 metre tall dual-operator telecom's monopole complete with 1 no. antenna within a GRP shroud , 1 no. equipment unit plus ancillary works.**

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

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- 12 letters of objection had been received and raised the following issues:
  - The pole would be visually prominent within the Green Belt.
  - The siting is an accident hot spot.
  - The siting is on the only dangerous, narrow stretch of Crouch Lane which is 60 mph.
  - Crouch Lane is not salted in the winter.
  - The applicant has incorrectly stated it is a 30mph road.
  - Alternative sites have also not been fully explored for example the pumping station and owners of adjacent fields have not been approached.
  - A more urban location would be more suitable, for example, North Street.
  - A site with tree cover would be more suitable. There was no tree on site although one was shown on the plans.
- An additional letter of objection had been received which increased the total number to 13, and raised the following issues:
  - i. The lane was old and never originally intended for large vehicle use therefore traffic had increased over the years.
  - ii. With the exception of a few hundred yards at one end of the lane the speed limit was 60 mph and there were many large horse boxes using the lane.
  - iii. Due to the highways definition of the lane there was no maintenance on the surface and there was no camber, also the ditch was deep and combined with the bend could be a very real danger to cars meeting a large horse box coming in the opposite direction.
  - iv. Many local residents had experienced a "nowhere to go situation" and a mast and cabinet would make a bad situation worse.
  - v. Visually the mast would be a dangerous distraction.
  - vi. Neighbourhood Watch was not aware of any large increase in stabling and horse traffic but were aware that there was much larger traffic in the lane in recent years.

Members expressed concern regarding the siting of the mast and the potential impact on vehicles coming from both directions on the road and noted that the mast would be sited on a grass verge and any maintenance vehicles should be parked off road.

Members noted that there had been just one accident on the road in the past ten years and it was not related to the bend in the road. Members noted that the mast would be erected to replace another mast and suggested that there be an additional condition requiring the removal of the mast to be replaced. Members noted that the application complied with Highway Safety standards and that an application for the erection of a mast could only be refused on grounds of highway safety or visual amenity.

**RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

01. Drg no 100 Issue D received by LPA 20.01.2015  
Drg no 200 Issue D received by LPA 20.01.2015  
Drg no 300 Issue B received by LPA 20.01.2015
02. The existing 15m high mast and associated cabinet approved and implemented under application 00/01019/RTD shall, within 3 months of the installation of the mast hereby permitted, be decommissioned and removed from the land on which it is currently installed.

**CHAIRMAN**