

**PLANNING COMMITTEE  
26 FEBRUARY 2015  
7.30 - 11.58 PM**



**Present:**

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

**Also Present:**

Councillor Turrell

**Apologies for absence were received from:**

Councillor Kensall

95. **Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 22 January 2015 be approved as a correct record and signed by the Chairman.

96. **Declarations of Interest**

There were no declarations of interest.

97. **Urgent Items of Business**

There were no items of urgent business.

98. **Application No 14/00813/FUL - 1 Dundas Close, Bracknell.**

**Erection of 2no. 4 bedroom dwellings with attached garages with associated parking and bin store and access. (This application is a resubmission of 13/01041/FUL).**

A site visit had been held on Saturday 21 February 2015 which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Dudley, Finnie, Heydon, Mrs Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council, which included an objection on the grounds of the narrow width of the access road; the amount of parking available; and the unneighbourly over development of the site.
- 20 objections to the application raising concerns relating to:
  - the impact upon the character of the area;
  - over development of the site;
  - impact upon the neighbours' amenities;

- an increase in vehicle movements and lack of parking in Dundas Close;
- impact upon wildlife;
- boundary treatment and security;
- the number of amendments to the current application;
- the restrictive covenants placed on the land; and
- that the site comprised private residential garden in more than one ownership.

As a result of the comments received from Berkshire Archaeology, an additional condition was proposed to provide for any archaeological remains within the site to be investigated, recorded and preserved. Arising from discussion, it was proposed that the standard condition relating to drainage should also be added.

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

(i) 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.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.  
  
14-P1020-02 – Site Location Plan received 16.07.14  
14-P1020-100 Rev C - Proposed Site Layout received 10.02.15  
14-P1020-102 - Proposed Elevations and Floor Layouts received 05.12.14  
  
14-P1020-103 - Site Sections received 10.02.15 14 -P1020-105B – Site Tracking Plot 2 received 10.02.15  
14-P1020-106 – Site Tracking Plot1 received 03.02.15  
Ecology Letter Dated 23 January 2015 received 28.01.15  
Arboricultural Impact Assessment received 30.07.14
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. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.

06. 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.
07. 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.
08. 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.
09. 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.
10. 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.
11. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
12. No gates shall be provided at the vehicular access to the site.
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:
  - 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.
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, 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.

15. 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. The approved scheme shall be complied with.
16. 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.
17. The development hereby permitted (including any initial site-clearance works) shall not be begun until details of the foundation structure/s, of the approved building/s, so designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include:
  - a) An approved layout plan to 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.
  - b) Layout and construction profile drawing/s.
  - c) Construction implementation method statement including timing/ phasing of works.The foundation structure shall be carried out in full accordance with the approved details.
18. 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.

19. 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.
20. The creation of a continuous solid landscaped screen or hedge of 3.0m in height shall be created and maintained along the entire length of the boundary of the site with 24 Beech Glen. In the event that the screen ceases to be continuous or solid, by reason of death, disease or otherwise, then replacement landscaping shall be planted to achieve 3.0m high screen within the next planting season.
21. 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.

22. 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.

23. No development shall take place within the site, including any works of demolition or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.
24. The development hereby permitted shall not be begun until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any thereof is occupied.

**RESOLVED** In the event of the S106 planning agreement not being completed by 31 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).

99. **Application No 14/00877/FUL - 1 Ringwood, Bracknell.**

**Change of use of land adjacent to 1 Ringwood from amenity land to residential land forming residential curtilage, including alterations to existing fence line to increase the rear garden amenity space.**

The Committee noted:

- The comments of Bracknell Town Council which had recommended refusal as it considered the loss of amenity land would be detrimental to the area.
- No other representations had been received.

**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 12 August 2014 and 10 December 2014:  
details of fence  
block plan

03. The excavation works for the proposed position of the fence posts which are located within the root protection area of an existing tree shall be undertaken only by hand.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no development as permitted by Class E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
05. 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 hard surface as permitted by Class F of Part 1 of the Second schedule of the 1995 Order shall be provided for any purpose incidental to the enjoyment of the dwelling house.

100. **Application No 14/00968/FUL - Cavaliers, Downshire Way, Bracknell**

**Erection of a two storey side extension with a part flat roof and part pitched roof, including alterations to main roof ridge and alterations to existing doors and windows.**

A site visit had been held on Saturday 21 February 2015 which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Dudley, Finnie, Mrs Phillips and Thompson.

The Committee noted:

- The comments of Bracknell Town Council.
- Letters of objection received from the neighbouring property at Tarnwell, in respect of the application as originally submitted and as currently proposed, referring to the loss of light to a side facing window and increased overlooking and overshadowing that would occur if the development was allowed.

**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 19th November 2014 :  
GFS/CAV/01  
GFS/CAV/02  
GFS/CAV/03  
GFS/CAV/05  
GFS/CAV/06
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 first floor bedroom window in the south facing side elevation of the extension 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 shut with the exception of a top hung openable fanlight.

05. 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 at first floor level or above in the south facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).
06. No development shall be occupied until the associated vehicle parking and turning space has been set out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

101. **Application No 14/01095/FUL - Photon House/Blueprint House, Old Bracknell Lane West, Bracknell.**

**Redevelopment of site to provide 20no. 1 bedroom and 46no. 2 bedroom flats with associated car parking.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council objecting to the application on the grounds that it was not in keeping with the area; overdevelopment of the site; and highway concerns regarding access into and out of the site from Downshire Way.
- A letter of objection signed by residents from all the properties on Old Bracknell Lane raising concerns the additional traffic (approximately 90 cars) on Old Bracknell Lane West, exacerbation of existing problems getting to and from Downshire Way and increased pollution. It also suggested removal of the gate separating Old Bracknell Lane West from residential and commercial areas in Old Bracknell Lane East.

An amendment to the application had been made, to reduce the number of flats from 66 to 65 and to increase the size of the basement car park to accommodate a further five parking spaces, to comply with the parking standard agreed with the Highway Officer. Arising from discussion, it was also proposed to impose additional conditions relating to drainage on the site and to require the submission of car park management plan for the approval of the Council.

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

1. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), including a financial contribution towards off site SANG and Strategic Access Management and Monitoring.
2. Measures to safeguard land at the rear of the site for a future pedestrian/ cycle route linking to adjacent sites.



3. A viability review should the development not be completed within 3 years from the date of planning permission being granted (the purpose of this would be to assess whether changes in market conditions mean that a scheme including affordable housing would be viable, in which case such housing should be secured).

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 in accordance with the following plans received 10.10.2014:
  - BPL001 - DP-0-001 - Proposed Apartment Layouts
  - BPL001 - DP-0-002 - Proposed Apartment Layouts
  - BPL001 - DP-0-003 - Proposed Apartment Layouts
  - BPL001 - DP-0-004 - Proposed Apartment Layouts
  - BPL001 - DP-0-005 - Proposed Apartment Layouts
  - BPL001 - DP-0-006 - Proposed Apartment Layouts
  - BPL001 - DP-0-007 - Proposed Apartment Layouts
  - BPL001 - DP-0-010 - Proposed Demolition Plan
  - BPL001 - DP-0-011C - Proposed Floor Plans
  - BPL001 - DP-0-012E - Proposed Floor Plans
  - BPL001 - DP-0-013F - Proposed Floor Plans
  - BPL001 - DP-0-014E - Proposed Floor Plans
  - BPL001 - DP-0-015A - Proposed Floor Plans
  - BPL001 - DP-2-070A - Proposed Elevations
  - BPL001 - DP-2-071A - Proposed Elevations
  - BPL001 - DP-2-072A - Proposed Elevations
  - BPL001 - DP-2-073A - Proposed Elevations
  - BPL001 - DP-2-074 - Proposed Elevations
  - BPL001 - DP-2-075 - Proposed Elevations
  - BPL001 - DP-9-900D - Proposed Site Plan
03. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
04. The development hereby permitted shall be carried out in full accordance with the tree protection measures and method statements set out in the arboricultural impact assessment by Barton Howe Associates Ltd. dated October 2014.
05. No development shall take place 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 (including native species and species that have a known value for wildlife where possible) of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.

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

06. No retained tree or hedgerow (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.  
If any trees or hedgerows shown to be retained on the approved plans are removed, uprooted, destroyed, die or become diseased during the course of the development or within a period of 5 years of the completion of the development, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it written consent for any variation.
07. The development hereby permitted shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include as a minimum:
- (i) a Demolition and Construction Logistics/ Site Organisation Plan
  - (iv) Details of the parking of vehicles of site operatives and visitors
  - (v) Areas for loading and unloading of plant and materials
  - (vi) Areas for the storage of plant and materials used in the demolition and construction of the development

- (vii) The erection and maintenance of security hoarding
- (viii) External lighting of the site
- (ix) Method of piling for foundations
- (x) Measures to control the emission of dust, dirt, noise and odour during demolition and construction
- (xi) Measures to control surface water run-off during demolition and construction
- (xii) Measures to prevent ground and water pollution from contaminants on-site during demolition and construction
- (xiii) Demolition and construction working hours and hours during the construction and demolition phase during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiv) Details of wheel-washing facilities;
- (xv) details in respect of measures to minimise, re-use and re-cycle waste; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner; and
- (xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plans shall be adhered to throughout the demolition and construction period.

08. 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.
09. 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.
10. 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.

11. No development shall take place until:
  - i) Details of the proposed method and extent of a phase II investigation (Site investigation) has been submitted to and approved in writing by the Local Planning Authority;
  - ii) a Phase II report (Site investigation) in accordance with the agreed details of method and extent has been submitted to and approved in writing by the Local Planning Authority; and
  - iii) Any remedial or mitigating measures recommended by the findings from the Phase II report shall be approved by the local planning authority and implemented before the premises are inhabited. This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".
12. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 14:00 Saturday and not at all on Sundays and Public Holidays.
13. The development hereby permitted shall not be begun until a noise survey has been submitted to and approved in writing by the Local Planning Authority. The noise survey shall include the proposed method of mitigation to be used to ensure reasonable noise levels can be experienced by the future occupiers of the residential dwellings and users of the outside spaces. This noise monitoring should be conducted over a minimum of a 24 hour period. Any noise mitigation works recommended by the approved noise survey shall be completed before any permitted dwelling is occupied.
14. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
15. 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.
16. No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
17. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
18. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.

19. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.
20. No gates shall be provided at the vehicular access to the site.
21. 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 forming the access from the site to Old Bracknell Lane West. The 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 scheme.
22. No dwelling shall be occupied until a car park management plan, setting out how the on-site car parking will be controlled to permit access for residents or their visitors only, has been submitted to and approved in writing by the Local Planning Authority. The car parking shall be managed in accordance with the approved management plan.
23. The development hereby permitted shall not be begun until details of a scheme for the disposal of foul and surface water based on the principles set out in the revised Flood Risk Assessment dated 26.11.2014 by Hill Cannon, and the Drainage Strategy prepared by Hill Cannon received 8.12.2014, has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any part thereof is occupied and thereafter retained.

**RESOLVED** In the event of the S106 planning obligation(s) not being completed by 26.5.2015 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 development would prejudice the comprehensive development of the wider site allocated under Policy SA1 of the Site Allocations Local Plan by not making adequate provision for the safeguarding of the route for a future footway/ cycleway linking this site to those adjacent. In the absence of a section 106 planning obligation to secure suitable safeguarding of this route, the proposal would therefore be contrary to Policies EN20 and M6 of the Bracknell Forest Borough Local Plan, and Policies CS23 and CS24 of the Core Strategy Development Plan Document.

102. **Application No 14/01266/FUL - Woodside, Woodside Road, Winkfield.**

**Erection of a detached 4-bed house with part basement, self-contained annexe and detached 4-bay garage; demolition of existing dwelling, outbuildings and other free-standing buildings  
(This application is a resubmission of 14/00695/FUL)**

This application was **WITHDRAWN** from the agenda at the request of the applicant's agent.

103. **Application No 14/01316/FUL - Babbacombe, Jigs Lane North, Warfield.**

**Erection of a two storey rear extension, roof extension and side dormer.**

The Committee noted:

- The comments of Warfield Parish Council.
- That no neighbour representations had been received.

**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 16th December 2014:  
201484-A1
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. 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 at first floor level or above in the north or south facing side elevations of the enlarged dwelling hereby permitted except for any which may be shown on the approved drawing(s).

104. **Application No 15/00015/RTD - MAST 3028, High Street, Crowthorne.**

**Installation of new 4.5 head frame with 6no replacement antenna on existing monopole, raising its height to 18.4m. New remote radio unit to head frame and 1 no. equipment unit plus ancillary works.**

A site visit had been held on Saturday 21 February 2015 which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Dudley, Finnie, Mrs Phillips and Thompson.

The Committee noted:

- The comments of Crowthorne Parish Council.
- Two letters of objection raising the following concerns:

- As existing the mast has an adverse impact on the visual amenity of Crowthorne, and increasing the height of the structure and the width of the antenna would exacerbate this.
- The surrounding area is more residential than when the mast was initially approved in 1999.
- The mast would result in a detrimental impact on the residents of neighbouring properties.
- Concerns regarding the health of people living in close proximity to such masts.

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

Drawing entitled Proposed Location Maps no. 100 received by Local Planning Authority on 8 January 2015

Drawing entitled Proposed Location Plan no. 201 received by Local Planning Authority on 8 January 2015

Drawing entitled Proposed Elevation no. 301 received by Local Planning Authority on 8 January 2015

105. **Application No 15/00030/3 - Stoney Road, Bracknell.**

**Conversion of two areas of amenity land to form 8no. parking bays.**

The Committee noted:

- The comments of Bracknell Town Council.
- No representations had been received from neighbouring properties.

**RESOLVED** that 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 14 January 2015:  
4817 225/8 'Stoney Road'

03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include 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. 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.
04. The parking spaces shall not be utilised until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the parking spaces and the adjacent carriageway. The dimensions shall be measured along the edge of the parking spaces and the edge of the carriageway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

106. **PS Application No 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 was originally reported to the Planning Committee at its meeting on 16 October 2014, when the Committee resolved that the Head of Development Management be authorised to approve the application subject to conditions and following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to, inter alia, the provision of affordable housing. Following this decision, the applicant had submitted a viability report which concluded that whilst the proposed development, including 6 age-restricted dwellings, would be a viable scheme, with 6 social housing (affordable) dwellings would be unviable and, therefore, undeliverable. The applicant was therefore seeking the removal of the requirement for affordable housing to be provided as part of this development.

The Committee considered a report which included a summary of the findings from the viability study submitted by the applicant (the Haslams report) and the independent assessment of this study prepared for the Council by the District Valuer Services (DVS). The DVS had agreed with the findings of Haslams and concluded that the scheme with 6 social rented or affordable rented would not be viable.



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 Deidre Wells who represented the agent in the case, MGI Architecture Limited, on behalf of the applicant.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- A letter of objection expressing concern at the loss of the affordable housing.
- That in response to the question of whether some affordable housing, even if less than the policy compliant 6 units could be provided, the DVS had suggested that the scheme could afford one social rented unit and remain viable (although at this level the result is very sensitive to any slight change in costs or values).
- Information had recently come to light regarding contaminated material on the site which would require some costly remedial work to be carried out by the developer.

**RESOLVED** that pursuant to Section 100A of the Local Government Act 1972, as amended, and having regard to the public interest, members of the public and press be excluded from the meeting during the consideration of item 13 which involved the likely disclosure of exempt information under the following category of Schedule 12A of that Act:

(3) Information relating to the financial or business affairs of any particular person.

The Committee considered the commercially sensitive details in the viability report of Haslams and the independent assessment from the DVS, copies of which were tabled for Members.

Following conclusion of this, the public were re-admitted to the meeting for continuation of the debate on this item and the decision of the Committee.

**RESOLVED** that:-

a) the Borough Solicitor be authorised to complete an agreement under Section 106 of the Town and Country Planning Act 1990 relating to:-

- 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;
- a S38/S278 agreement for the adoption of roads/footpaths on the site and to secure turning facilities
- a viability review should the development not be completed within 3 years from the date of planning permission being granted (the purpose of this would be to assess whether changes in market conditions mean that a scheme including affordable housing would be viable, in which case such housing should be secured)

b) the Head of Development Management be authorised to **APPROVE** the application subject to the conditions/informatives imposed by Planning Committee at its meeting on 16 October 2014, with the following amendment to condition 30:-

30. The development hereby permitted, including works to deal with on-site contamination, 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 site preparation and the construction of the development hereby approved.

And an additional condition which deals with the fact that the Council is the owner of the large majority of the site. S106 agreements have to be entered into with the owner of the land; it is not possible for the Council to enter into an agreement with itself, it was therefore accepted that the following additional condition be imposed:

41. The development shall not be begun unless and until all parties with any legal or equitable interest in the application site have entered into an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 in terms set out in the proposed Section 106 Agreement annexed to this permission, and the title to such area of land has been properly deduced to the Council.

107. **Confirmation of Tree Preservation Order (TPO 118) - Land at Arden Close, Bracknell**

The Committee considered a report requesting confirmation of this Tree Preservation Order, to which objections had been raised.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- That there had been a number of comments from supporters of the TPO as well as the objections received.

**RESOLVED** that Tree Preservation Order (TPO 1180) Land at 1 Arden Close, Bracknell – 2015 be confirmed.

108. **Date of Next Meeting**

**RESOLVED** that the date of the next meeting of the Planning Committee be re-scheduled from Thursday 2 April 2015 to Wednesday 1 April 2015.

**CHAIRMAN**