

PLANNING COMMITTEE
16 JULY 2015
7.30 - 11.18 PM



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, D Birch, Finnie, Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips, Skinner, Thompson and Worrall

Also Present:

Councillors Ms Gaw and Turrell

23. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 18 June 2015 be approved as a correct record and signed by the Chairman.

24. Declarations of Interest

Councillor Mrs Angell declared a disclosable pecuniary interest in Agenda item no. 7 [Application No 15/00216/FUL – Oakwood, Waterloo Road, Wokingham, RG40 3DA] as a contributor to the proposed development from her initiative funding.

Councillor Angell declared an affected interest in Agenda item no. 7 [Application No 15/00216/FUL – Oakwood, Waterloo Road, Wokingham, RG40 3DA] by virtue of the interest of his spouse.

Councillor Heydon declared a disclosable pecuniary interest in Agenda item no. 7 [Application No 15/00216/FUL – Oakwood, Waterloo Road, Wokingham, RG40 3DA] as a contributor to the proposed development from his initiative funding.

Councillor Mrs Mattick declared a non-pecuniary interest in Agenda item no. 9 [Application no. 15/00248/FUL – 9 Vickers Row, Bracknell, RG12 9PQ] which did not disable her from taking part in consideration of the item but precluded her from voting.

Councillor Mrs Hayes declared an interest in Agenda item no. 12 [Application No 15/00416/T – Locks Ride Playing Fields, Forest Road, Winkfield Row, Bracknell] as a member of Winkfield Parish Council.

Councillor Mrs Phillips declared an interest in Agenda item no. 12 [Application No 15/00416/T – Locks Ride Playing Fields, Forest Road, Winkfield Row, Bracknell] as a member of Winkfield Parish Council.

Councillor Ms Gaw declared an interest in Agenda item no. 12 [Application No 15/00416/T – Locks Ride Playing Fields, Forest Road, Winkfield Row, Bracknell] as a member of Winkfield Parish Council.

Councillor Skinner declared an Affected Interest in Agenda Item no. 13 [Application 15/00436/3 – Street Record, Pendlebury, Bracknell] since he lived in close proximity to the site of this application.

25. Urgent Items of Business

There were no items of urgent business.

26. **PS Application No 14/01333/OUT - Land To The West Of Locks Ride, Locks Ride, Ascot**

Outline application for a residential development of up to 88 dwellings with vehicular access from Locks Ride, open space and associated works.

(All matters reserved apart from access)

A site visit had been held on Saturday 11 July which had been attended by Councillors Angell, Birch, Brossard, Dudley, Finnie, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The observations of Winkfield Parish Council which had strongly objected to the application for the following reasons:
 1. This site is not in BFC's approved and adopted SADPD and therefore should be given no further consideration. It is incredulous that developers are given the opportunity to challenge a Government Planning Inspector's decision.
 2. The local infrastructure, doctors, schools, highways, public transport will NOT support an additional 88 dwellings.
 3. The development is totally out of character with the area.
 4. Local utility infrastructure (water, drainage, sewage) is already stretched and under great strain - adding 88 more homes will cause it to fail.
- A petition containing 222 signatories opposing use of the land for housing development.
- The comments of the Society for the protection of Ascot and Environs objecting to the proposal.
- 123 individual objections to the proposal on a substantial number of reasons, grouped around the following main headings:
 - principle of development and impact on character of the area
 - transport
 - services and infrastructure
 - impact on living conditions of local residents
 - trees and wildlife
- Thames Valley Chamber of Commerce Group and 2no. individuals had submitted representations in support of the application.
- A revised Flood Risk Assessment/Drainage Strategy had been received and that in the light of this, and the advice of the Council's Senior Engineer (SuDS and Highway Adoption), a reason for refusal relating to sustainable drainage was withdrawn.

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

RESOLVED that the application be **REFUSED** for the following reason(s):-

01. The proposed development would be poorly located with regard to services and facilities with inadequate accessibility to non-car borne modes of transport which would leave future residents with no real choice about how they travel. Furthermore it would detract from the character and appearance of the countryside. The proposal is therefore not sustainable development and the application is contrary to Core Strategy Development

Plan Document Policies CS1, CS7 and CS23, Bracknell Forest Borough Local Plan Policy EN20, the Character Areas Assessment Supplementary Planning Document and the NPPF.

02. It has not been demonstrated that the impact of the proposed development on the local road network can be fully mitigated. As it could adversely affect road safety and the flow of traffic the proposal is therefore contrary to Policy CS23 of the Core Strategy Development Plan Document.
03. 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).
04. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.

27. Application No 15/00203/FUL - 41 Ludlow, Bracknell, RG12 7BZ

Proposed single storey ground floor extension, conversion of garage into habitable accommodation.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- An objection from Bracknell Town Council on the grounds that the loss of parking will have a negative effect on the area.

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:
121/AS/12 F 'Proposed Ground Floor Plan'
121/AS/13 B 'Proposed First Floor Plan'
121/AS/14 C 'Proposed Elevations'
03. The materials to be used in the construction of the external surfaces of the garage conversion and extension hereby permitted shall be similar in appearance to those of the existing building.

28. Application No 15/00216/FUL - Oakwood, Waterloo Road, Wokingham, RG40 3DA

Erection of a detached building to be used as an Indoor Climbing Centre, the creation of an access for cycles and pedestrians directly opposite the end of the cycle path on Waterloo Road and the creation of 50no. parking spaces within the north-east corner of the site.

A site visit had been held on Saturday 11 July which had been attended by Councillors Angell, Birch, Brossard, Dudley, Finnie, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council who would like to be assured that the building will be in keeping with the area and its use restricted to that of an indoor climbing centre. No further lighting should be added to the site to ensure the amenity of the area is not compromised.
- Letters of support from the MP for Bracknell and four local schools.
- Two letters of objection expressing the following concerns:
 - The proposal represents an overdevelopment of the site that is out of keeping with the character and appearance of the area when viewed from outside the site.
 - Inappropriate development on green belt land.
 - The proposal is a commercial activity and should not be given any special consideration.

Following discussion, a motion to refuse the application as recommended in the officer report was put to the vote. As there was an equal number of votes for and against, the motion was defeated on the casting vote of the Chairman.

An alternative motion, as set out on a sheet tabled at the meeting, proposing conditional permission, was moved and seconded. Arising from discussion, amendments were accepted to the effect that the standard drainage condition be added together with a further condition detailing the operational hours as set out in the information submitted by the applicant be added. The alternative motion was put to the vote and was carried.

The Committee took the view that given the existing use of the site as a Youth Activity Centre, the proposed development comprised a complementary use that would not adversely affect the residential amenity of the area or the function or character of the countryside. Provision within the proposals for cycle route and pedestrian access, the proposed use by schools and youth groups where travel by minibus or car-sharing would be utilised, together with the additional parking proposed sought to address the question of sustainable development. Further details of adequate drainage arrangements for the development would be covered by imposition of a suitable condition. In the Committee's view these were material considerations which outweighed the proposal's conflict with the Development Plan

RESOLVED that planning application 15/00216/FUL 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 plans:

Revised Site Location Plan received 27.03.15
Elevations and Floor Plans received 06.03.15
Proposed Layout Plan received 06.05.15
GPM Ecology's report dated July 2015

03. The building hereby permitted shall only be used for an indoor climbing centre with ancillary facilities and for no other uses within the Use Class D2.
04. No superstructure works shall be carried out until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details and retained as such thereafter.
05. The building hereby approved shall not be constructed until the existing climbing tower, high wire and supporting posts have been demolished. The existing climbing tower, high wire and supporting posts shall not be reinstated elsewhere on site.
06. The development hereby permitted shall not be begun until details showing the finished floor levels of the building 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.
07. Notwithstanding the parking shown on the approved plans, the indoor climbing centre use shall not commence until the associated car and coach parking and turning space for both the existing Oakwood Youth Activity Centre and proposed independent climbing centre has been surfaced, drained 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.
08. The indoor climbing centre use shall not commence until the pedestrian/cycle access has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The pedestrian/cycle access shall be retained thereafter.
09. The indoor climbing centre use shall not commence until a scheme for on site directional signage has been submitted to and approved in writing by the Local Planning Authority. The agreed signage shall be displayed prior to the first use of the indoor climbing centre and thereafter displayed at all times.
10. The building hereby approved shall not be operated as a climbing centre until a car park management plan, setting out how traffic on the site would be controlled and managed, has been submitted to and approved in writing by the Local Planning Authority. The Climbing Centre shall thereafter be operated in accordance with the approved management plan.
11. 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 at least 20%).

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

12. 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.
13. All ecological measures and/or works shall be carried out in accordance with the details contained in GPM Ecology's report dated July 2015 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.
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. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding where possible any excavation of existing levels in all areas concerned, and shall include: -
 - a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.
 - c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
 - d) Program and method of implementation.

The Construction Method Statement shall be observed, performed and complied with.

16. 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 operativesand 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.
17. The building hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be operated in accordance with the approved Travel Plan.
18. The Climbing Centre hereby approved shall operate in accordance with the following hours of operation:
 - (i) School term time Monday to Friday 10:00 to 17:00 arranged appointment children only and 17:00 to 21:00 open to the public Monday, Wednesday, Thursday and Fridays only with Tuesdays being used by the Oakwood Youth Club.
 - (ii) Outside of school term time (school holidays) Monday to Friday 10:00 to 21:00 open to the public.
 - (iii) Saturdays 10:00 to 13:00 arranged appointment children only and 13:00 to 18:00 open to the public.
 - (iv) Sundays 10:00 to 18:00 open to the public.The Climbing centre shall not operate outside of the hours stated above unless otherwise agreed in writing by the Local Planning Authority.
19. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:-
 - a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
 - b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - c) Flood water exceedance routes, both on and off site;
 - d) A timetable for its implementation, and
 - e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a

Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Councillors Angell, Mrs Angell and Heydon, having declared an interest in this item withdrew from the meeting and took no part in the consideration of it.

29. **Application No 15/00248/FUL - Land Adjacent To 23 Darwall Drive, Ascot, SL5 8NB**

Erection of a detached bungalow on land adjacent to 23 Darwall Drive with parking to the rear following demolition of existing garage

A site visit had been held on Saturday 11 July which had been attended by Councillors Angell, Birch, Brossard, Dudley, Finnie, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Town Council had recommended refusal due to concerns that the proposal would be an overdevelopment of the site, and were concerned that insufficient parking would be provided. The proposal would set a precedent for this type of application in this area.
- Six letters of objection had been received from neighbouring residents. The reasons for objection were summarised as follows:
 - The erection of a dwelling in this location would result in an adverse impact on the character and appearance of the area, and would be an overdevelopment of the site.
 - The dwelling would appear out of keeping with the streetscene and would be a cramped form of development.
 - Detrimental impact on neighbouring properties through loss of privacy.
 - Highway safety concerns due to additional cars and poor access.

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

01. Thames Basin Heath Special Protection Area

That the Head of Planning 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 received by the Local Planning Authority on 10th April and 3rd June 2015:
P14/50/S/101/A
P14/50/S/110
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 at No.23 Darwall Drive.

04. No construction works shall take place until details showing the finished floor levels of the dwelling 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. No development 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.
06. No development shall be occupied until the visibility splays shown to the north east of the access on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 meters measured from the surface of the adjacent carriageway.
07. No development shall be occupied until a plan showing the visibility splay to the south west of the access has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 meters measured from the surface of the adjacent carriageway.
08. The dwelling hereby approved shall not be occupied until the associated vehicle parking for both the existing dwelling and proposed dwelling has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
09. The development hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The development shall be carried out in accordance with the approved plans.
10. 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 operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.
11. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
12. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy

requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

In the event of the S106 planning obligation(s) not being completed by 30 September 2015 the Head of Planning 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).

30. **Application No 15/00281/FUL - 9 Vickers Row, Bracknell, RG12 9PQ**

Erection of a single storey rear extension and conversion of garage into habitable accommodation

The Committee noted:

- Bracknell Town Council had recommended that the application be refused as there is a condition on application 03/00567/OUT for the dwelling, which states that all garage accommodation should be retained for the use of parking at all times.
- 2 letters of objection had been received which can be summarised as follows:
 - Size of the extension is not in keeping with the size of the plot.
 - Loss of light to their back garden.
 - Increased traffic and congestion in this part of Vickers Row during the construction period. Increased congestion during construction is not a material consideration.

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:
BFC/VR-01 'Block Plan', received on 25 March 2015
BFC/VR-02R 'Proposed Ground Floor Plan', received on 02 May 2015

BRF/VR-03R 'Proposed Elevations', received on 02 May 2015
03. Prior to the occupation of the garage conversion hereby approved a roller shutter door shall be inserted to the front of the cycle/storage area. Any replacement or repair shall only be with a roller shutter type garage door

04. The development hereby approved shall not be occupied until details of the associated vehicle parking has been provided 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.

Councillor Mrs Mattick took part in consideration of this item but did not vote thereon.

31. PS Application No 15/00312/FUL - Ramslade House, Austin Way, Bracknell

Erection of 12no. three bedroom houses with associated parking (including 7no. visitor spaces to the south of nos. 11 and 12 Typhoon Close and 1no to south of 10 Tempest Mews), provision of a vehicle turning head on Tempest Mews, landscaping and laying out of commemorative garden, following demolition of Ramslade House.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Warfield Parish Council did not support the loss of historic buildings which were being rapidly eroded from Bracknell's history. Bracknell Town Council had recommended refusal, pointing out that potential buyers of property on the Parks Estate had been told that Ramslade House would be preserved as a community facility.
- Objections from 25 individuals raising the following concerns:
 - Loss of Ramslade House
 - there are few old or historic buildings remaining in Bracknell
 - Ramslade House is a beautiful old building, with original architecture and features and links to the RAF - the applicant has neglected it: money should have been spent on it instead of public art.
 - it should be put to a community or education use
 - Ramslade House is a focus for views on the site - only old building in a sea of new
 - Highways and parking
 - the planned parking bays are on land already used by residents and visitors
 - their use will lead to increased parking on the narrow roads/on bends/on footways which is a safety concern and already an issue
 - insufficient parking spaces for residents of new properties
 - existing garages in Tempest Mews and Typhoon Close are too small
 - loss of proposed disabled spaces
 - there are better and fairer parking solutions
 - the 7 parking spaces adjacent to no 11/12 Typhoon Close will be used by people visiting the park rather than residents and their visitors
 - Tempest Mews is a private road which residents maintain - if residents withdraw consent for access to this road all traffic and parking will focus on Typhoon Close
 - children play in Tempest Mews in summer months - their safety will be affected
 - no need for the proposed bin store in Tempest Mews - it will increase traffic on a private road: who will pay for damage to the road?
 - Tempest Mews cannot accommodate 2 passing vehicles without crossing the frontage owned by residents
 - Increased traffic in the estate and local roads to detriment of road safety
 - Residential amenity/impact on character
 - 12 properties is excessive - they should have integral garages and driveways as per Tempest Mews

- concerns about health and safety due to proximity of properties, highway and pedestrians
- loss of sunlight from tall houses
- density and overdevelopment - adverse effect on character of neighbourhood and residential amenity of neighbours
- total footprint substantially greater than current and out of character - will block off views of green space
- disturbance from more cars - more noise, dust and fumes
- proposal would represent overdevelopment
- loss of green space to area

Nearby play area and community centre

- increased traffic and parking will adversely affect safety of children using nearby playground
- the Community Centre is being built nearby, this will also increase the traffic loads and parking in the area
- The number of houses will now exceed the original promised number of 730
- extra housing already being built next to the railway.
- The new community centre has reduced the amount of green space from that originally agreed. Converting Ramslade House site to green space/wooded area/allotments would offset some of this

Other points

- The commemorative garden takes away even more open park space
- impact of the proposal on the biodiversity, including bats, on the site
- no real difference from scheme dismissed at appeal.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Paul Regan, Chair of the Parks Association, who represented the objectors to the proposed development, and Henny Handley of Boyer Planning, agents for the applicant.

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

01.
 - provision of an artwork in the commemorative garden
 - a financial contribution to cover that long-term maintenance of the commemorative garden (to reflect the higher level of horticultural maintenance required compared with the informal open space it will replace)
 - the applicant entering into an appropriate S38/S278 agreement to provide adopted routes to serve the development
 - the main measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA)
 - The provision of affordable housing

That the Head of Planning 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:-
 AA3120/2.1/001H: Site Layout
 AA3120/2.1/002B: Roof Plan
 AA3120/2.1/003: Elevations & Views

AA3120/2.1/004: Site Location Plan
AA3120/2.1/008A: House Type 3BA & 3BAv1
AA3120/2.1/009A: House Type 3BB & 3BBv1
AA3120/2.1/011: Street Elevations
AA3120/2.1/012: Street Elevations
CSA/2262/100E: External Works Plan
CSA/2262/101E: Planting Plan
CSA/2262/102A: Detailed Landscape Plan
Surface Water Drainage Strategy ref: ST290572/DB/DW/221

03. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
04. None of the dwellings hereby permitted shall be occupied until the turning head on Tempest Mews has (a) been constructed in accordance with the approved plans and (b) is available for use. It shall thereafter be retained and kept available for turning.
05. None of the dwellings hereby permitted shall be occupied until a means of access to it for pedestrians and/or cyclists has been constructed in accordance with the approved plans.
06. None of the dwellings hereby permitted shall be occupied until the associated vehicle parking spaces serving the development, including visitor parking, have been provided in accordance with the approved drawings. The spaces shall thereafter be kept available for parking at all times.
07. There shall be no restrictions on the use of the car parking spaces shown on the approved plan as visitor parking for visitors to the dwellings hereby permitted.
08. The dwellings hereby permitted shall not be occupied until cycle parking facilities have been provided in accordance with the approved plans. The cycle parking spaces and facilities shall thereafter be retained.
09. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the parking areas, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of that area and the lighting retained in accordance therewith.
10. 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, unless the Local Planning Authority gives written consent to any variation.

11. No dwelling shall be occupied until all works that form part of the approved surface water drainage strategy have been carried out.
12. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
13. The development hereby permitted shall be implemented in accordance with the Energy Statement prepared by FES (dated September 2013) and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Statement.
14. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) site security arrangements including hoardings
 - (iv) proposed method of piling for foundations
 - (v) construction and demolition working hours
 - (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the siteThe development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
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, 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 operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.

16. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.
17. The development hereby permitted (including site clearance and demolition) shall not be begun until:-
 - (i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, and
 - (ii) the further survey has been submitted to and approved by the Local Planning Authority, and
 - (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of any bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.
18. The development hereby permitted shall not be begun until a scheme for on-site provisions to encourage wildlife has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of bird boxes and planting of value to wildlife and a timetable for implementation. The approved scheme shall be observed, performed and complied with.
19. The development (including site clearance and demolition) shall be undertaken in full accordance with the WSP Bat Mitigation report dated 13.07.2015 which includes:-
 - o measures to avoid harm to bats
 - o features provided to mitigate the loss of habitat (e.g. bat boxes)
 - o habitat enhancements
 - o on-going management of new features/habitatAn ecological site inspection report shall be submitted to the Local Planning Authority for approval within three months of the first occupation of any dwelling hereby approved.

In the event of the S106 planning obligation(s) not being completed by 28 August 2015 the Head of Planning 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).
02. The occupants of the proposed development would unacceptably increase pressure on the transportation network and upon local open spaces. In the absence of provision being made, in terms that are satisfactory to the Local Planning Authority to secure suitable adopted routes to serve the development and the long-term maintenance of the commemorative garden, the proposal is contrary to Policies R4 and M4 of the Bracknell Forest

32. **Application No 15/00331/FUL - White Cottage, Devils Highway, Crowthorne, RG45 6SR**

Erection of a new 4 bedroom dwelling house following the demolition of the existing bungalow (part retrospective as bungalow has already been demolished)

A site visit had been held on Saturday 11 July which had been attended by Councillors Angell, Brossard, Dudley, Finnie, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Crowthorne Parish Council had recommended approval of the application.
- 2 letters of objection had been received raising the following:
 - New dwelling imposing and eyesore
 - Out of character with surrounding area and other properties
 - New build has destroyed views of woodland from garden of 3 Brookers Corner
 - Overlooking
 - Overbearing due to size compared to that of former bungalow
 - Noise due to construction work including early mornings and weekends
 - Is an investment and property will be sold on after built
 - Build not approved by LPA but has not delayed construction
 - Works are retrospective
 - The applicant has undertaken retrospective works on a property in Wokingham without first obtaining planning permission.
 - White Cottage appears on historic maps in around 1870 and was second oldest property in Crowthorne. The former property was poorly modernised over recent decades with extensions. Just because of the age of a dwelling, they are not all of substandard construction.
 - Replacement dwelling is double the height of original bungalow, is the equivalent of a two storey dwelling at the apex
 - White Cottage once had land that extended to Brookers Corner but half of it was sold for construction of a pair of semi-detached properties on Brookers Corner which turned the front garden into a small back garden with the access moved to make the front garden of the site today. The site whilst in a good size plot the area of land which can be built on is restricted by the settlement boundary and SPA.
 - Whilst attempts have been made to make the dwelling less imposing, the following are concerns:
 - Velux windows result in overlooking
 - Side facing window looks into garden
 - Dwelling maybe partially well screened but due to shrubs/trees on neighbours land and are deciduous
 - Could do planting or erect fence to screen the dwelling
 - Single storey element is tall and imposing
 - Replacement dwelling will have permitted development rights intact
 - Storm drainage ditch runs along settlement boundary and ensures run off from forest does not flood gardens of Brookers Corner, Upper Broadmoor

Road and White Cottage itself. Any blockage of the storm drain will cause flooding to surrounding properties

- Object to proposal due to excessive roof height and resultant bulk, detrimental to visual amenities of surrounding area
- Proposal should be considered as additional housing not permissible under SPA legislation.
- Dwelling is incoherent. Dwelling design is more befitting of Edgumbe Park.
- No valid documentation in relation to tree protection. Has been no ground or tree protection barriers in place.
- Privacy impacted both in size and outlook

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

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 22 April 2015 and 1 June 2015:

proposed layout block plan
proposed layout block plan showing tree protection measures
drawing no. NB/002
drawing no. NB/004
Document entitled Tree Protection Barrier Specification
Document entitled Ground Protection Specification

02. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in the planning application form received 22 April 2015 and emails received 13 May 2015 and 9 June 2015 - use of smooth white render and Natural Spanish slate roof tiles
03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 side elevations of the building hereby permitted except for any which may be shown on the approved drawings.
04. The first floor side facing window in the eastern 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 4no. skylight in the roof slope facing south of the proposed development shall at all times be no less than 1.7 metres above internal floor level.
06. No part of the dwelling shall be occupied 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) prior to the occupation of any part of the approved development. 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. The areas shown for landscaping shall thereafter be retained.

07. No part of the dwelling shall be occupied until a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.
08. No part of the dwelling shall be occupied until the associated vehicle parking space has been surfaced 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.
09. No part of the dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The dwelling shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.
10. The protective fencing and other protection measures as shown on drawing entitled proposed layout received 1 June 2015, document entitled Tree Protection Barrier Specification received 1 June 2015 and Ground Protection Specification received 15 May 2015 shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
 - a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

11. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
12. No part of the dwelling shall be occupied 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 thereafter be performed, observed and complied with.

33. **Application No 15/00416/T - Locks Ride Playing Fields, Forest Road, Winkfield Row, Bracknell**

Temporary siting of a mobile catering unit

The Committee noted:

- Winkfield Parish Council had made the application and therefore they had not commented on it.
- 2 letters of objection had been received raising the following:
 - Impact on character of area
 - Cause traffic congestion and parking issues
 - Object to any cooking which would generate smells (eg. onions/burgers/hot dogs) especially as the proposal is for 7 days a week from 9am to 6pm
 - Increase in rubbish may lead to increase in rats, etc
 - There are barbecues already on site
 - Increase in noise
 - No need for a monstrosity

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

01. The catering unit should trade from site from the time of granting planning permission until 30 September 2015 and thereafter be removed from site and be brought back onto site and commence trading again from 1 May 2016 until 30 September 2016 from where it shall be removed and the land restored to its former condition on or before 30 September 2016.
02. The development hereby permitted shall be carried out only in accordance with the approved plans/photographs received by the Local Planning Authority on 15 May 2015.
03. Notwithstanding the details submitted, the catering unit shall not be brought onto the site until details of the catering unit including its measurements and siting have been submitted to and approved in writing by the Local Planning Authority. The catering unit shall be sited on the land in accordance with the approved details.

Councillors Mrs Hayes and Mrs Phillips, having declared an interest in this item withdrew from the meeting and took no part in the consideration of it. Councillor Ms Gaw had left the meeting prior to consideration of this item.

34. **Application No 15/00436/3 - Street Record, Pendlebury, Bracknell**

Convert grass amenity area into 3 parking spaces

The Committee noted:

- Bracknell Town Council had raised no objection to the proposed development.
- No neighbour objections 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 15th May 2015:
4817 80 - Pendlebury
03. The development shall not be begun until a scheme depicting hard and soft landscaping, including the provision of knee-rail fencing and the proposed maximum heights of planting, 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.

35. **Application No 15/00455/NMA - 2 Grove Farm Cottages, Lower Sandhurst Road, Sandhurst, GU47 8JG**

Non-material amendment to planning permission 14/00917/FUL for larger roof lanterns and additional first floor window to rear.

The Committee noted:

- The occupiers of the adjoining property have objected on the following grounds:
 - Works have not been undertaken in accordance with the approved planning permission
 - Materials are inappropriate and out of keeping with the character of the cottages
 - Size and scale of roof lanterns has detrimental impact on area
 - Impact to privacy - clear line of sight from the bedroom window of no. 1 Grove Farm Cottage into both the orangery and kitchen areas of No.2 and vice versa through overlooking.
 - Appear that the intent was always to build the apertures at this size and scale given the continuation of the roof build despite the intervention of the Council.
 - The scale of the works are overbearing
 - First floor window would impact privacy of rear garden of no. 1.
 - The submitted drawings show different detail for the porch arrangement, than is currently approved but the revised planning application makes no mention of this. The roof overhang is greater in depth in the now 'as-built status' than detailed on the drawings and as such increases the bulk nature of the new build as viewed from both the highway, and No.1 Grove Farm Cottage.
 - Works have not been monitored by the Council
 - Window at first floor level in the rear forming part of the NMA has now been installed.
 - Is in line of sight from kitchen to window of no. 1
 - As built revisions are unacceptable
 - Overbearing
 - Intrusive
 - Out of character with surrounding buildings and environment
 - Overlooking and loss of privacy
 - No other buildings in immediate area which have UPVC
 - Conditions imposed should be monitored
 - Installation of flue - should be removed
 - Conditions imposed trees should be protected and no bonfires lit

A motion was moved and seconded, to approve the non-material amendment, as recommended in the officer report. An amendment was moved and seconded that an additional condition be imposed to the effect that obscure glazing be installed on the eastern side of the roof lantern over the orangery. Having been put to the vote, the amendment was carried. The substantive motion was then put and carried.

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

01. Non-Material Amendment 15/00455/NMA relates only to the following approved plans received by the Local Planning Authority on 1 May 2015:

drawing no. PUL/15/02

02. Within 1 month of the date of this permission being granted, the eastern elevation of the roof lantern located closest to the rear elevation of the original dwelling shall be glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall be retained as such thereafter.

36. **Application No 15/00542/RTD - Telecommunications Mast, Waterside House, Longshot Lane, Bracknell**

Removal of existing 14.7 metre high Phase 3 monopole mast and the installation of a 15 metre high Phase 5 monopole and Samoa cabinet.

The Committee noted:

- No objection from Binfield Parish Council.
- No neighbour objections had been received.

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

01. Drawing entitled site location received by Local Planning Authority on 10 June 2015
Drawing entitled site layout received by Local Planning Authority on 10 June 2015
Drawing entitled equipment layout received by Local Planning Authority on 10 June 2015
Drawing entitled site elevation received by Local Planning Authority on 10 June 2015
Drawing entitled antenna details received by Local Planning Authority on 10 June 2015
02. The existing 14.7m high mast shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational.

CHAIRMAN