

**PLANNING COMMITTEE
12 NOVEMBER 2015
7.30 - 10.30 PM**



Present:

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

Also Present:

Councillors Leake, Turrell and Virgo.

Apologies for absence were received from:

Councillors D Birch and Heydon

77. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 15 October 2015 be approved as a correct record and signed by the Chairman.

78. Declarations of Interest

There were no declarations of interest.

79. Urgent Items of Business

There were no items of urgent business.

80. Application No 15/00004/FUL - Edenfield, Larges Lane, Bracknell

Erection of 48 no. dwellings (41 no. apartments and 7 no. terraced houses) with associated parking and vehicular access from Larges Lane following demolition of existing office building.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council and the grounds of their objections to the proposed development.
- Eight objections including a petition submitted by the Winterbourne Residents Association with 31 signatures. Objections raised concerns around:
 - Adverse impact upon surrounding residential amenity
 - Lack of parking, traffic and highway safety
 - Adverse impact upon the character and appearance of the area
 - Impact upon trees
 - Concerns regarding existing utilities

The Committee noted concerns around the disruption that would be caused during construction of this development to neighbouring residential properties and asked that condition 12 be amended to shorten the daily working hours of construction.

The Committee also asked that a condition be added to ensure that a car parking management scheme be put in place before any work commenced on this development.

The Committee agreed that an informative be added to recommend that consideration be given to the installation of a sprinkler system.

RESOLVED that;

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA
02. restricting new residents applying for parking permits in the controlled parking zone.
03. 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.

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 documents:-

- AHR-AR-LL-10-001 - Existing Site Location Plan 13.01.15
- AHR-AR-LL-10-100 - Proposed Site Plan F 20.10.15
- AHR-AR-LL-20-100 - Ground Floor Plan E 16.09.15
- AHR-AR-LL-20-101 - First Floor Plan C 16.09.15
- AHR-AR-LL-20-102 - Second Floor Plan C 16.09.15
- AHR-AR-LL-20-103 - Third Floor Plan D 20.10.15
- AHR-AR-LL-20-104 - Fourth Floor Plan C 20.10.15
- AHR-AR-LL-20-105 - Fifth Floor Plan B 09.07.15
- AHR-AR-LL-20-106 - Sixth Floor Plan B 09.07.15
- AHR-AR-LL-20-107 - Housing Floor Plans C 16.09.15
- AHR-AR-LL-20-300 Proposed East Elevation Apartments C 20.10.15
- AHR-AR-LL-20-301 Proposed North Elevation Apartments C 20.10.15
- AHR-AR-LL-20-302 Proposed West Elevation Apartments B 09.07.15
- AHR-AR-LL-20-303 Proposed South Elevation Apartments D 20.10.15
- AHR-AR-LL-20-304 Proposed Housing Elevations B 09.07.15
- AHR-AR-LL-90-001 Landscape Site Plan 05 09.11.15
- AHR-AR-LL-90-002 Concept Planting Plan 04 09.11.15
- AHR-AR-LL-90-003 Tree Protection and Removal Plan
- Vehicle Tracking AHR-AR-LL-90-004
- Communal Space AHR-AR-LL-90-011
- AHR-AR-LL-90-021 Tree Pit Area 02

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

03.No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been

submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. The bathroom windows in the east facing flank wall elevation of the flats hereby permitted shall not have windows glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The windows shall be fixed shut with the exception of the top half being openable.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. No windows at first floor level or above, other than those shown on the approved plans shall be inserted in the east flank elevation of the terraced houses and the east flank wall of the flats both facing Winterbourne Court.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. The development hereby permitted shall not be begun until details showing the finished floor levels of the building the levels of the road and parking hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

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

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within

a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design, visual amenity of the area and biodiversity. [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

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

REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

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

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

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

10.Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 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.

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

11.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 (if applicable)
- (v) Construction, demolition and piling (if applicable) working hours
- (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

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

12. Demolition or construction work shall take place at the site only between 09:00hrs and 17:00hrs Monday - Friday, between 09:00hrs and 13:00hrs on Saturdays, and not at all on Sundays. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme or public holidays.

REASON: In the interest of amenity.

13. No development shall take place until details of on-site refuse storage for any waste (arising from the legitimate use of the development) awaiting disposal have been submitted to and approved in writing by the Local Planning Authority. The details should include the method used to determine the size/capacity of the proposed covered bin store, and whether any additional bin storage areas will be required, and whether any such additional bin storage areas will be open air storage. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: In the interest of amenity.

14. 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.

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

[Relevant Policy: Core Strategy DPD CS10]

15. 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.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

16. The development hereby approved shall be implemented in accordance with the approved Drainage Strategy submitted 25.06.15. The surface water drainage system shall thereafter be managed and maintained in accordance with the approved Drainage Strategy.

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

17. 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. The access shall thereafter be retained.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

18.No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

19.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.

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

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

20.The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a)Parking of vehicles of site personnel, operatives and visitors
- (b)Loading and unloading of plant and vehicles
- (c)Storage of plant and materials used in constructing the development
- (d)Wheel cleaning facilities
- (e)Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

21. With the exception of the terraced houses (which have on-plot parking) 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,

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

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

22. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

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

[Relevant Policy: BFBLP M9]

23. The dwellings provided by the carrying out of the development shall not be occupied until adequate secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

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

24. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

25. 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 relating to the access to the site with Larges Lane.

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.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

26. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including lighting units, levels of illumination and hours of use including lighting for the parking courts. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved details and the approved lighting shall be retained thereafter.

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

[Relevant Policies: BFBLP EN20 and EN25]

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

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

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

28. The development hereby permitted shall not be begun until a scheme for protecting the proposed flats from noise from London Road has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied.

REASON: To ensure that the amenities of the future residents is not adversely affected by noise.

[Relevant Policies: BFBLP EN25]

29. No dwelling shall be occupied until a plan for the management of the car parking on the site (excluding the on-plot parking serving the terraced houses) has been implemented in accordance with details submitted to and approved in writing by the Local Planning Authority. The car parking on the site shall thereafter be managed in accordance with the approved plan.

REASON: To ensure that sufficient off-street car parking is provided to serve the development in the interests of highway safety.

[Relevant Plans and Policies: BFBLP M9]

**81. Application No 15/00401/FUL - Jack O'Newbury, Terrace Road North, Binfield
Conversion of redundant listed barn and adjacent ancillary building to dwelling
including the construction of a new link and alteration and extension to parking
for the Jack O' Newbury public house.**

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council.
- Four letters of representation raising material considerations as summarised below:
 - The development of the barn would be inappropriate and intrusive.
 - Concerns around car parking and highway safety.
 - Concerns around noise from the proposed development and access during building work.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
 REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received on 07.05.15.
 - J1103-003 SLP SITE LOCATION PLAN
 - J1103-003blkA Rev J Block plan 1-200
 - J1103-003 SCHEME 1 Rev F - PROPOSED SCHEME FLOOR PLANS & SECTION
 - J1103-003 SCHEME 2 Rev C - PROPOSED SCHEME BARN ELEVATIONS
 - J1103-003 SCHEME 3 Rev C - PROPOSED SCHEME BARN & SKITTLE ALLEY
 - J1103-003 SCHEME 4 Rev A - PROPOSED SCHEME ROOF PLAN
 - J1103-003 SCHEME 5 Rev D - PROPOSAL - BARN SECTIONS
 - J1103-003 DETAIL 1 Rev B - PROPOSED SCHEME CONSTRUCTION DETAILS 1
 - J1103-003 DETAIL 2 Rev A - PROPOSED SCHEME CONSTRUCTION DETAILS2
 - J1103-003-FR PROPOSED SCHEME FRAME REPAIR DETAILS
 - J1103-003-JD#1 PROPOSED SCHEME JOINERY DETAILS 1
 - J1103-003-JD#2 PROPOSED SCHEME JOINERY DETAILS 2
 - J1103-003-JD#3 PROPOSED SCHEME JOINERY DETAILS 3
 - J1103-003-JD#4 PROPOSED SCHEME JOINERY DETAILS 4
 - Structural Engineers Report by Sinclair Johnston & Partners Limited August 2011
 - Bat Survey by Wychwood Environmental September 2015
 - Bat Access Tile Set
 REASON: To ensure that the development is carried out only as approved by the local Planning Authority.

03. No development shall take place until samples of the materials to include brick sample panel, roof tiles, windows and doors to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
 REASON: In the interests preserving the external appearance of the listed building and the visual amenities of the area.
 [Relevant Policies: BFBLP Saved Policy EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun 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 thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD Policy CS23]
05. The development hereby permitted shall not be occupied until the associated vehicle parking or 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.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP Saved Policy M9, Core Strategy DPD CS23]
06. 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 shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP Saved Policy M9, CSDPD Policy CS23]
07. The development hereby permitted shall not be begun until details of the wall and gates 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 and retained thereafter.
REASON: - In the interests of the setting of the listed building, visual amenities of the area and onsite parking and turning.
[Relevant Plans and Policies: BFBLP Saved Policy EN20, CSDPD Policy CS7]
08. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which

within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

09. 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 implemented.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

10. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on bats has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- details of methods to avoid killing, injury or disturbance to bats during development
- details of the provision of temporary roosts during construction
- details of the provision of replacement roosts
- details of habitat management and enhancement, e.g. suitable lighting and planting
- details of appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details,. An ecological site inspection report shall be submitted to the Local Planning Authority for approval within three months of the first occupation of the dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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.

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

12. The buildings shall not be occupied until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements, not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]
13. The barn skylight in the roof slope facing north of the proposed development shall be no less than 1.8 metres above internal floor level. Any alternative design shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the barn building.
REASON: The barn is a Listed Building and to prevent the overlooking of the neighbouring property.
[Relevant Policies: BFBLP Saved Policy EN20]
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The site is located outside of a settlement where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP Saved Policy EN8, Core Strategy DPD Policy CS9]
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.
REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP Saved Policy Saved Policy M9, Core Strategy DPD Policy CS23]

82. **PS Application No 15/00536/FUL - Post Office, 6 High Street, Bracknell**
Erection of 7 storey building (with undercroft for parking/storage) accommodating A1 (retail) use at ground floor (170sqm) and 14 residential units over following demolition of Post Office building - resubmission of 14/01015/FUL.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council raising concerns around car parking provision and the loss of one of the few remaining old buildings in Bracknell.
- 23 letters of objection were received summarised as follows:
 - Loss of historic building would have a detrimental impact on the character of the town centre.
 - There would not be adequate parking provision and querying if more flats were needed.

The Committee expressed concern around the car free proposals for this development, particularly given the town centre location. The Committee asked that a planning obligation in the s106 agreement be added requiring any prospective buyers to be advised in their sale agreement that the development is strictly car free.

RESOLVED that;

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

- 01.Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).
- 02.Obligations for the owner/developer to inform any future occupiers of the ten flats with no on-site parking that their sale/tenancy stipulates that the development is strictly car free.

The Head of Planning be given delegated authority, subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted, to **APPROVE** the application subject to the following conditions:-

01.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-

PL/05 Proposed Site Plan received 22.06.15.

PL/06 Proposed Ground Floorplan received 22.06.15.

PL/07 Proposed 1st and 2nd Floorplan received 22.06.15.

PL/08 Proposed 3rd and 4th Floorplan received 22.06.15.

PL/09 Proposed 5th and 6th Floorplan received 22.06.15.

PL/10 Proposed North and South Elevations received 22.06.15.

PL/11 Proposed West and East Elevations received 22.06.15.

PL/12 Proposed 3D Views received 22.06.15.

Drainage Assessment received 22.06.15.

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

03.No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the building and the levels of the roads hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

05. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

06. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

(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.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

07. The on-site refuse store shall be implemented in accordance with the approved plans prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

08. The development shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

09. No part of the development shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

10. The 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 thereafter shall be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

11. No development shall take place until a scheme indicating the provision to be made for disabled people to gain access to the retail unit and flats has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building provided by the carrying out of the development is occupied.

REASON: To ensure that people with disabilities have access to the development
[Relevant Policy BFBLP EN22 and M7]

12. 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) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]

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, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

14. The development hereby permitted shall incorporate a surface water drainage system as set out in the drainage assessment (September 2014). The scheme shall be implemented and thereafter be managed in accordance with the approved drainage assessment (September 2014).

REASON: In the interest of amenity.

83. **Application No 15/00662/FUL - 27 Butler Drive, Bracknell**
Erection of a single storey rear extension.

This application has been withdrawn from the agenda papers.

84. **Application No 15/00717/FUL - Jomar, 60 College Road, College Town**
Erection of two semi detached 3 no bed dwellings following the demolition of the existing dwelling and outbuilding.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council.
- Five letters of objection were received summarised as follows:
 - Insufficient parking when considered cumulatively with the proposals for four houses.
 - The existing bungalow should be replaced with one house and the access road to the four house development should be alongside it
 - Access should be provided directly onto College Road for the larger four house scheme, and it therefore follows that this application should be refused.
 - What is the plan for asbestos in the current building
 - Highway safety concerns as there have been 3 serious rear-end collisions within the last 3 years due to poor visibility at the junction of College Road and The Breech
 - Consideration should be given to improved parking and vehicle access.
 - How will vermin be contained and removed during demolition
 - Biodiversity with regards to bats, barn owls, slow worms and reptiles.
 - Tree protection
 - Parking stress

RESOLVED that;

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

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.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 15 July 2015:

2205 06 A Site Plans
2205 05 A Plans and Elevations

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

03 No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

04 The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings hereby approved and shall be retained as such thereafter.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

05 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.

REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

06 No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]

07 During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

08No dwelling shall be occupied until vehicular access as shown on drawing 2205 06 A has been constructed. The access shall be retained as such thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09No 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.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawings. The spaces shall thereafter be kept available for parking at all times.

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

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

11No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities. The approved scheme shall be implemented prior to the occupation of any dwelling. The facilities shall be retained as such thereafter.

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

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

12The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

(a) Parking of vehicles of site personnel, operatives and visitors

(b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in constructing the development

(d) Wheel cleaning facilities

(e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

13No site clearance or demolition 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 in writing by the Local Planning Authority. The scheme shall be implemented.

REASON: In the interests of nature conservation

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

14The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The revised mitigation measures shall be implemented.
Reason: To ensure the status of bats on site has not changed since the last survey.

16The 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.

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: Core Strategy DPD CS10]

17The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources. [Relevant Plans and Policies: CSDPD Policy CS12]

18The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

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

[Relevant Policies: CSDPD CS1, BFBLP EN25]

**85. Application No 15/00747/FUL - Victoria Cottage, 81A Binfield Road, Bracknell
Erection of a single storey rear and part side extension.**

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Brossard, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The comments of Bracknell Town Council recommending refusal, raising concerns around the proposed development being overbearing and unneighbourly.
- One objection from a neighbouring property, raising concerns around loss of light. No objections were raised around the rear element of the proposal.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the

following approved plans and other submitted details:

Proposed Floor Plan, Elevations and Block Plan, Drawing number: D1564-02, received 17.09.2015

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

86. **Application No 15/00763/FUL - St Katherines, Church Lane, Warfield**

Erection of a two storey front extension following demolition of front porch and canopy, and single storey extension to detached garage (re-submission of withdrawn application 15/00055/FUL).

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The comments of Warfield Parish Council objecting to the proposal on the grounds that the substantial cumulative nature of the extension proposed when added to previous extensions to this dwelling, and representing an overall increase of greater than 40% on the original floorspace of the dwelling, would materially alter the scale and character of the dwelling within this Green Belt area and so would be inappropriate development in the Green Belt.

RESOLVED that the application be **REFUSED** for the following reason:

01. The proposed development by reason of its size and its cumulative increase when combined with existing enlargements would result in disproportionate additions to the original dwelling and garage outbuilding, which is by definition inappropriate development in the Green Belt, to the detriment of the open and rural character of the Green Belt, and the purposes of including land within it. The development would be contrary to the development plan and it is not considered that there are any 'very special circumstances' or other material considerations which indicate that planning permission should be granted for the development. The proposed development is therefore contrary to Policies CP1 of the Site Allocations Local Plan, CS1, CS2 and CS9 of the Core Strategy

Development Plan Document, 'Saved' Policies EN8 and GB1 of the Bracknell Forest Borough Local Plan, and Section 9 of the National Planning Policy Framework.

87. Application No 15/00765/FUL - 45 Wentworth Avenue, Ascot

iRetention of raised decking and handrail, with screen to the northern end, to enable disabled access to garden.

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Dudley, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle and Virgo.

The Committee noted:

- The comments of Winkfield Parish Council recommending refusal.
- An objection from a neighbouring property raising concerns around loss of privacy and views and that the proposed development would be unneighbourly in terms of its siting and design.

Committee members expressed concern around the proximity of the development to the neighbouring boundary. Concerns around residential amenity and the overbearing nature of the screen were also raised.

A motion to authorise the Head of Planning to approve the application subject to conditions as recommended in the Officer report was put to the vote and lost. An alternative motion to refuse planning permission was put to the vote and carried.

RESOLVED that planning application 15/00765/FUL be **REFUSED** for the following reason:

1. By reason of its size and position, the proposed screen and decking is considered to be unneighbourly, resulting in an overbearing impact to the detriment of the residential amenity of the occupiers of 47 Wentworth Avenue. The proposed screen and decking is therefore contrary to 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan.

88. Application No 15/00789/FUL - Land At Rear Of Oaklands and St Margarets, London Road, Binfield

Construction of 3 detached houses, garages and access road, together with alteration, rear extension and new garage at "Oaklands", following demolition of the dwelling known as "St Margarets"

A site visit had been held on Saturday 7 November 2015 which had been attended by Councillors Angell, Brossard, Dudley, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council recommending refusal.
- Three letters of objection were received summarised as follows:
 - Inappropriate to the Special Character and purpose of the Popeswood Triangle Residential Area with respect to backland development
 - Exceeds the density requirements of a designated Special Residential Area
 - Disturbance to wildlife & mature trees

- Result in two of the proposed properties (Plots 2 and 3) directly overlooking the house of 4 Lawrence Grove and the gardens of both 4 and 5 Lawrence Grove
- Over development
- Increase in traffic generation onto what is already a very busy road
- Reduce important transitional area between Bracknell town and Binfield village.
- The attraction of the houses in the Popeswood triangle is their relatively large gardens, which allow residents to carry out their normal activities without impacting their neighbours. Infilling is creating more people, more cars, more traffic, more pets, more music played through open windows, more lawnmowers, more bonfires, with less trees & less wildlife. All this contributes to the continual reduction in the quality of life.

RESOLVED that **Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 27 August 2015:
drawing 07A
drawing 10A
drawing 17A
drawing 18
drawing 19A
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted at plots 2 , 3 and 4 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The materials to be used in the construction of the external surfaces of the single storey extension to Oaklands and the detached garage to Oaklands shall be similar in appearance to those of the existing building at Oaklands.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
05. The first floor windows in the western elevations of plot 2 and plot 3 and the first floor windows in the eastern and western elevations of plot 4 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 east and west elevations of plots 2, 3 and 4 hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. The rooflight in the roof slope facing east on plot 4 shall at all times be no less than 1.7 metres above internal floor level.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
08. 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 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. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

09. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.
REASON: In the interests of good landscape design and the visual amenity of the area.
10. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Polices: CSDPD CS10]
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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
12. The development shall be undertaken in accordance with the details of the finished floor levels of the buildings as shown on drawing no. received 27 August 2015 by the Local Planning Authority.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
13. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]
14. All ecological measures and/or works shall be carried out in accordance with the details contained in AA Environmental Ltd's report dated 13th March 2015 as already submitted with the planning application.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
15. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
16. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, 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. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2.4m high protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), 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.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

17. The protective fencing and other protection measures specified by condition 16 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
 - a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

18. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping.
 - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the Local Authority following each visit.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

19. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.

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

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

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

20. No development shall commence 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 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 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 and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

21. No dwelling shall be occupied until the existing access to the site has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The footway/verges shall be retained thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
22. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
23. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
24. The garages shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
25. The garage door on plot 4 hereby approved shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.
REASON: To ensure that the garage is still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars comprising the communal access road.
[Relevant Policy: BFBLP M9]

26. No dwelling shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
27. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.

89. **Application No 15/00835/FUL - Daruchini, Forest Road, Binfield**

Installation of 3 no. air conditioning units, plant equipment and fan condenser unit (Re-submission of 15/00572/FUL).

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council.
- Seven objections were received summarised as follows:
 - Concerns that the air conditioning units would result in an unacceptable increase in noise and disturbance, to the detriment of the amenities of neighbouring residents.
 - Parking and traffic concerns that relate to the change of use of the shop.
 - Concerns that a retail unit would attract crime.
 - Concerns regarding the need for an additional retail unit in Binfield.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18 September 2015:
DN17881-1 (Revision B) – Refrigeration Plant and AC layout for Planning 15-XXX-101 (Revision A)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The level of noise emitted from the approved plant equipment shall not exceed the existing background noise level, in accordance with the document 'Environmental Acoustic Test' dated July 2015.
REASON: In the interests of the amenity of the residents of neighbouring properties.
[Relevant Policies: BFBLP 'Saved' Policy EN20, EN25]

90. **Application No 15/01038/RTD - Telecommunications Mast, Savernake Way, Bracknell**

Replacement of existing 11.7m phase 3 monopole with 12.5m phase 5 monopole and 1no. additional equipment cabinet.

This application was withdrawn from the agenda.

91. **Application No 15/01060/RTD - Telecommunications Mast (T-Mobile 51470), London Road, Bracknell**

Replacement of 12M phase 3 monopole with 12M phase 4 monopole and additional equipment cabinet.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council.

RESOLVED that the application be delegated to the Head of Planning to grant Prior Approval following the expiration of the consultation period for the siting and appearance of the development subject to compliance with the following conditions:

1. Drawing no. BRF005 01 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 002 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 003 Rev A received by Local Planning Authority on 23 October 2015

Drawing no. BRF005 004 Rev A received by Local Planning Authority on 23 October 2015

2. The 1no. additional cabinet hereby approved shall be painted Green RAL 6009.

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

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

92. **Confirmation of TPO 1192 - Land At The Royal Hunt Public House, New Road, Ascot**

RESOLVED that the Tree Preservation Order 1192 as detailed in the report attached to the agenda be confirmed.

CHAIRMAN