

**PLANNING COMMITTEE
21 JANUARY 2016
7.30 - 9.55 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, Thompson and Worrall

Also in Attendance:

Councillor Turrell

Apologies for Absence were received from:

Councillors D Birch and Heydon

107. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 17 December 2015 be approved as a correct record and signed by the Chairman.

108. Declarations of Interest

Councillor Thompson declared an interest in Item 6: PS Application 15/01137/T Unit 7, Forest Park Business Units, 22 Horndean Road, Bracknell as a trustee of Age Concern and advised that he would be leaving the room for this item.

Councillors Mrs Hayes and Mrs Mattick also declared an interest in Item 6 as members of the Standing Advisory Council for Religious Education.

109. Urgent Items of Business

There were no urgent items.

**110. PS Application 15/00440/FUL The Waterloo Hotel, 99 Dukes Ride, Crowthorne
Demolition of existing buildings and redevelopment to form 51 Assisted Living
apartments (C2 use) for frail older persons including communal facilities,
parking provision and associated landscaping.**

A site visit had been held on Saturday 16 January 2016 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips and Thompson.

This item was withdrawn from the agenda papers and deferred to the next meeting of the Committee.

111. **PS Application 15/01137/T Unit 7, Forest Park Business Units, 22 Horndean Road, Bracknell**

Change of use of an existing office (Class B1A) to a place of worship (Class D1).

A site visit had been held on Saturday 16 January 2016 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips and Thompson.

Councillor Thompson declared an interest in this item as a trustee of Age Concern and left the room for this item.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council
- 28 letters of objection received from 23 different properties, which were summarised as follows:
 - Unsociable hours of worship will create noise and disturbance to nearby residential properties
 - Traffic implications for Savernake Road
 - Proximity to public house
 - Facility should be within the town centre or on the edge of an estate
 - Area already busy enough
 - 2 years is not a temporary period
 - If the community of the church grows the area will become even busier
 - Disturbance to residential properties from traffic noise
 - Frequent comings and goings would be disruptive to adjacent businesses
 - Insufficient parking
 - Office premises is unsuitable for proposed facility
 - Developments in Bracknell should benefit everyone, not just a religious minority
 - Not adequate need for a new mosque [*officer note: a mosque is not proposed. The application is for the change of use of an existing office unit*]
 - Security risks to other business units through people accessing the building out of normal office hours
 - Concerns that other business uses would have to amend their normal practices to avoid disturbing other during prayers or contemplation
 - Community centre would be more appropriate
 - Times of worship could clash with activities at the community centre
 - The proposal could lead to activities such as weddings and fundraisers in the unit [*officer note: the proposal is for a place of worship only and weddings etc would not be licensed on the premises*]
 - Potential for vandalism if the security gates are opened in the night
 - Potential antisocial behaviour
 - Health and safety concerns
 - Pedestrian safety concerns

The Committee agreed an amendment to the additional condition detailed on the supplementary report as follows:

The use hereby permitted shall not be occupied outside the following times or on Public Holidays:

- (a) 07.00 hours to 23.00 hours Monday to Saturday and
- (b) 08.00 hours to 23.00 hours Sundays.

It was **RESOLVED** that the application be approved subject to the following conditions:

01. The use hereby permitted shall be discontinued on or before two years from the date of this permission.
REASON: To allow the Local Planning Authority to retain the original use of the building once the place of worship use ceases.
02. The use hereby permitted shall be carried on only by the Bracknell Islamic Cultural Society and when the premises cease to be occupied by the Bracknell Islamic Cultural Society the use shall cease.
REASON: To allow the Local Planning Authority to retain control over the use of the premises.
03. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 3 December 2015:
Block Plan
First Floor Plan
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
04. No external audio equipment shall be installed on the building at any time.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
05. No amplified audio equipment shall be used in the premises outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]
06. The use hereby permitted shall not be occupied outside the following times or on Public Holidays:
 - a) 07.00 hours to 23.00 hours Monday to Saturday and
 - b) 08.00 hours to 23.00 hours Sundays.

And shall not be occupied at any time on Public Holidays.

REASON: In the interests of the amenities of occupiers of nearby residential properties.
[Relevant Policies: BFBLP EN25]

112. **Application 15/00567/FUL 10 Lyndhurst Close, Bracknell**

Erection of part two storey, part single storey front and side extensions and formation of basement, following demolition of front and side elements of the dwelling (part retrospective).

A site visit had been held on Saturday 16 January 2016 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips and Thompson.

The Committee noted:

- The comments of Winkfield Parish Council
- Six representations from neighbouring properties:
 - (i) The initially submitted plans did not reflect the actual development taking place in respect of demolition works occurring. *[Officer Comment: see section 5.6 of the report].*
 - (ii) There are concerns regarding the impact of the development on protected trees present on site, however no overall objection has been raised to this. *[Officer Comment: The impact of the development on these trees is assessed in the report below].*
 - (iii) There are concerns over the noise that would be generated through construction work, including the movement of construction vehicles. *[Officer Comment: Such activity is subject to separate Environmental Health legislation with regards to activity occurring during unsociable hours].*

It was **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:

3171/401 'Proposed Floor Plans And Elevations' received on 17 June 2015
3171/402 'Site & Location Plan' received on 17 June 2015
3171/502 'Floor Plans As On Site' received on 26 October 2015
3171/504 'Proposed Floor Plans' received on 26 October 2015

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

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

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

[Relevant Policies: Core Strategy DPD CS7, BFBLP 'Saved' Policy EN20].

03. No development (including any additional site-clearance) shall continue until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained has been submitted to and approved in writing by the Local Planning Authority, in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200 and show 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 locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage

(such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.

e) Illustrations of the proposed protective barriers to be erected.

f) Proposed location and illustration of ground protection measures associated with the 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) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.

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: CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

04. The protective fencing and other protection measures specified by condition 03 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) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;

c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;

d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;

e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;

f) No parking or use of tracked or wheeled machinery or vehicles of any description;

g) 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;

h) 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: CSDPD Policy CS7, BFBLP 'Saved' Policies EN1 and EN20]

113. **Application 15/00856/FUL 33 Saffron Road, Bracknell**

Conversion of existing garage into habitable accommodation, erection of a first floor extension, external alterations to enable sub-division of existing four bedroom dwelling to create 1no. three bedroom and 1no. two bedroom dwellings.

A site visit had been held on Saturday 16 January 2016 which had been attended by Councillors Brossard, Dudley, Finnie, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips and Thompson.

The Committee agreed that more information was needed around the dimensions of the area to the front of the proposed properties, to confirm that there would be sufficient room to provide two car parking spaces for each unit as well as sufficient access to the properties.

It was **RESOLVED** that the application be DEFERRED in order to provide more information to the Committee.

114. **Application 15/00923/FUL 5 Kings Ride, Ascot**

Change of use from storage and distribution (Class B8) to research and development (Class B1b) and light industrial (class B1c) use. Installation of new mezzanine floor.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- 12 letters of objections received from 11 different addresses, which can be summarised as follows:
 - Proposal does not accord with local policy in terms of being an appropriate change of use in the Green Belt.
 - Impact on residential amenity of neighbouring properties in Prince Consort Drive.
Kings Ride Park was categorised as warehousing to eliminate impacts on neighbouring properties.
 - Increase in noise.
 - Potential exposure of residents to harmful substances as the proposed occupant of the site manufactures diagnostic test kits for poultry and pigs. This has the potential to generate airborne emissions which could be harmful to residents. The Council should assess the risks involved to ensure the protection of residents. [*Officer note: the applicant has confirmed that the business comprises working with inactivated viruses and bacteria and that these products are used all over the world, also in the UK, and no specific precautions need to be taken when working with these materials. The control of specific operations falls outside of planning*].
 - No details of refuse collection or drainage
 - The fire brigade should be consulted to assess the risk of smoke or fire
 - The mezzanine should be removed once the current occupier vacates.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Mr McDougall, representing Kings Ride Residents Association and Mr Martin the applicant.

It was **RESOLVED** that the application be approved subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority :
Site Plan (received 5 October 2015)
Initial Proposed Mezzanine, ref 1800.10 (received 26 October 2015)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The number of employees working within Unit 5, Kings Ride Park, shall not exceed 40 at any one time.
REASON: In order to control the intensity of the use of the site in the interests of the rural character of the Green Belt, the amenities of local residents and to ensure that there is sufficient on-site parking in the interests of road safety.
[Relevant Plans and Policies: BFBLP EN25, GB4, M9]
04. No construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.
Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties
05. The development hereby permitted shall not be begun until details of any plant and associated vents have been submitted to and approved in writing by the Local Planning Authority. The noise emitted by the plant shall not cause the existing background level (as at the date of this permission) to increase whilst in operation. The plant system shall be installed and operated in accordance with the approved scheme.
Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

115. **Application 15/01041/FUL The Gold Cup, 102 Fernbank Road, Ascot**

Erection of 5No. residential dwellings following the demolition of the existing buildings

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council
- Six objections which raise the following concerns:
 - Proposal differs to previous application and therefore has impact on adjoining property and their privacy – the dwelling closest to the boundary with 108 Fernbank Road is no longer a garage but a two storey dwelling closer to the boundary. This will be overbearing and overshadowing to no. 108 Fernbank Road and will affect light.
 - The boundary treatment between no. 108 Fernbank Road and the application site belongs to no. 108 therefore cannot be altered without negotiation.
 - Previous application approved on site should be implemented.

- Area saturated with overdevelopment without the infrastructure to cope (GP surgeries and local schools).
- Object to the access onto Fernbank Road, should use Gold Cup Lane instead for highway safety reasons.
- Only 0.5m separating distance with neighbouring boundary, altering light, privacy and creating overshadowing/overbearing.

It was **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 21 October 2015 and 13 January 2016:
drawing no. P14/35/S/301 Rev A
drawing no. P14/35/S/310
drawing no. P14/35/S/320 Rev A
drawing no. P14/35/S/330
drawing no. P14/35/S/340
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 first floor windows in the side elevations of plots 1 and 3 facing north 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 operable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or 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 northern side-facing elevation and roof slopes of Plot 1 and Plot 3 except for those shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

06. The rooflights in the roof slopes facing east on plots 1 and 2 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]
07. No development shall take place until a measured survey of the site and a plan, prepared to a scale not less than 1:500 showing details of existing and proposed finished floor levels of the dwellings hereby permitted in relation to a fixed datum point and the nearest buildings on adjacent sites, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to first occupation of the development.
REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and the local landscape.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
08. No demolition or construction work shall take place outside the hours of 0800 - 1800 Mondays to Fridays and 0800 - 1300 on Saturdays, and not at all on Sundays and Bank Holidays.
REASON: In the interests of the amenity of the area and neighbouring residents.
[Relevant Policies: BFBLP EN20]
09. 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]
10. 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.
11. 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 buildings approved in this permission.

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

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

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.

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

[Relevant Policy: Core Strategy DPD CS10]

13. 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]

14. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. No dwelling shall be occupied until the 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]

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

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

[Relevant Policy: BFBLP M9]

18. The car port 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]
19. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing.
REASON: In order to ensure bicycle facilities are provided.
[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 (e) above.
REASON: In the interests of amenity and road safety.
21. No development shall 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 implemented, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed on the site or affixed to any buildings on the site.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
23. The 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]
24. No development shall commence until details of the foundation structure of the garage on plot 5 so designed to minimise its impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include: -

a) An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.

b) Layout and construction profile drawing/s.

c) Engineering/ Arboricultural construction method statement.

The foundation structure shall be implemented in full accordance with the approved details.

REASON: In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.

25. 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. 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]

26. 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]

116. **Confirmation of Tree Preservation Order (TPO 1193), Land at 38 Isis Way, Sandhurst GU47 9RD - 2015**

The Committee noted the report and the objections that had been raised by residents.

It was **RESOLVED** that the Committee approved the confirmation of Tree Preservation Order 1193, Land at 38 Isis Way, Sandhurst, GU47 9RD - 2015.

117. **Confirmation of Tree Preservation Order (TPO 1200), Land Fronting London Road and Adjoining Allsmoor Lane 2015**

The Committee noted the report and the responses and objections that had been raised by residents and a developer.

It was **RESOLVED** that the Committee approved the confirmation of Tree Preservation Order 1200, Land fronting London Road, and adjoining Allsmoor Lane - 2015.

CHAIRMAN