



NOTICE OF MEETING

Planning Committee

Thursday 22 June 2017, 7.30 pm

Council Chamber, Fourth Floor, Easthampstead House, Bracknell

To: The Planning Committee

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

ALISON SANDERS
Director of Corporate Services

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Thursday 22 June 2017, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House,
Bracknell

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AGENDA

Page No

1. **Apologies for Absence**

To receive apologies for absence.

2. **Minutes**

To approve as a correct record the minutes of the meeting of the Committee held on 18 May 2017 and the minutes of the Annual meeting of the Committee held on 24 May 2017.

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3. **Declarations of Interest**

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.

Any Member with an affected Interest in a matter must disclose the interest to the meeting and must not participate in discussion of the matter or vote on the matter unless granted a dispensation by the Monitoring officer or by the Governance and Audit Committee. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

4. **Urgent Items of Business**

Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.

PLANNING APPLICATIONS

(Head of Development Management)

The conditions for public speaking have been met in the applications marked 'PS'. For further information or to register for public speaking, please contact Customer Services 01344 352000.

5. **PS 16/01091/FUL Meadow View and Eden Vale, Chavey Down Road, Winkfield Row, Bracknell, Berkshire RG42 7PN**

Erection of 3no. dwellings (2no. three bed and 1no. four bed) with new access. 31 - 50
6. **16/00391/OUT Garth Works, Kennel Lane, Warfield, Bracknell, Berkshire**

Outline application, with details of access and layout, for the erection of 12no. dwellings comprising 8no. apartments and 4no. houses with associated parking and turning, following demolition of existing buildings. 51 - 68
7. **16/00914/FUL Land At Lower Broadmoor Road and Cricket Field Grove, Crowthorne, Berkshire**

Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road. 69 - 104
8. **17/00003/FUL Tesco Stores Ltd, Whitton Road, Bracknell, Berkshire RG12 9TZ**

Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy. 105 - 114
9. **17/00248/3 Rural Rides, Pump Lane, Ascot, Berkshire SL5 7RW**

Replacement of existing 1.8m high timber fence with 2.4m high acoustic timber fence. 115 - 122
10. **17/00341/FUL 13 Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU**

Erection of a 1.8 metre high close boarded fence to front of property. (Retrospective) 123 - 130
11. **17/00442/PAC Building 2 Technology House, The Boulevard, Cain Road, Bracknell, Berkshire RG12 1WP**

Application for Prior Approval for the change of use of ground floor from Office (B1) use to Residential (C3), forming 20 no. (14 x one bed and 6 x two bed) units. 131 - 132
12. **17/00557/RTD Telecommunications Mast, Foresters Way, Crowthorne, Berkshire**

Replacement of existing 14.7M high phase 3 pole with proposed 15m 133 - 140

high Alpha pole installation of 1 no. proposed equipment cabinet plus ancillary apparatus.

**PLANNING COMMITTEE
18 MAY 2017
7.30 - 9.14 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Angell, Finnie, Ms Gaw, Mrs Hayes MBE, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie and Skinner

Also Present:

Councillors Turrell

Apologies for absence were received from:

Councillors Angell, D Birch, Heydon, Mrs McKenzie-Boyle, Thompson and Worrall

123. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 20 April 2017 be approved as a correct record and signed by the Chairman.

124. Declarations of Interest

There were no declarations of interest.

125. Urgent Items of Business

There were no items of urgent business.

126. PS 16/01153/FUL Land R/O Neuchatel, Chavey Down Road, Winkfield Row, Bracknell

Erection of 5no. 5 bed detached dwellings with new access off Chavey Down Road.

A site visit had been held on Saturday 13 May 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Ms Gaw, Hill, 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 Winkfield Parish Council, including an additional letter of objection recommending refusal.
- 24 letters of objection received as summarised in the agenda papers.
- One letter of support for the proposal
- The additional objection as summarised in the supplementary report.

Arising from a question, the Committee agreed that an additional informative be added to the effect that details of the external lighting to the access road to the development, to be approved in writing by the Local Planning Authority, would take account of the need to avoid light pollution to neighbouring properties.

RESOLVED that following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to SPA mitigation measures, the Head of Planning be authorised to **APPROVE** the application subject to the following conditions:

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plan received by the Local Planning Authority on 22 November 2016:

2340 08- Location Plan

And the following approved plans received by the Local Planning Authority on 13 April 2017:

2340 03A - Plot 1
2340 04A – Plot 2
2340 05A – Plot 3
2340 06A – Plot 4
2340 07A – Plot 5

And the following plan received 25 April 2017:

2340 01B – Site Plan

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

3. No construction works 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]
4. The proposed bathroom window in the western elevation of the dwelling on plot 2 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) and shall be fixed shut with the exception of an openable fanlight that is no less than 1.7m above internal finished floor level of the room that the window serves. Any replacement window shall be glazed and fixed to this standard and retained as such.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
5. 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 or above of the western elevation of the dwelling on plot 2 hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

6. 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 or above of the southern elevation of the dwelling on plot 5 hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
7. 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. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.
REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs and in the interests of nature conservation.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS1, CS7]
8. All ecological measures and/or works shall be carried out in accordance with the details contained in the approved Ecology Partnership Preliminary Ecological Appraisal dated 2016. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]
9. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
 - (i) measures to avoid harm to biodiversity including reptiles and great crested newts
 - (ii) features provided to mitigate the loss of habitat (e.g. scrub, grassland, ponds, hibernacula)
 - (iii) on-going management of new features/habitatThe mitigation scheme shall be implemented in accordance with the approved details. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.
REASON: In the interests of nature conservation.
[Relevant Plans and Policies: CSDPD CS1]
10. The demolition shall not be begun until a scheme for the provision of 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 CS1, CS7]

11. The areas shown for biodiversity mitigation and enhancement 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 nature conservation.
[Relevant Plans and Policies: CSDPD CS1, CS7]
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) 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.
REASON: In the interests of nature conservation and residential amenity.
[Relevant Plans and Policies: CSDPD CS1, CS7]
13. No development shall take place until a programme of archaeological work has been secured in accordance with a written scheme of investigation, to be submitted to and approved by the Local Planning Authority. The works shall be implemented.
REASON: The site lies in an area of archaeological potential.
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. It shall be retained as such thereafter.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]]
15. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning 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]
16. 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]
17. 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]

18. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
 - (f) specifications of control of noise arrangements for construction and demolition
 - (g) methodology of controlling dust, smell and other effluvia
 - (h) site security arrangements including hoardings
 - (i) proposed method of piling for foundations
 - (j) construction and demolition methodology
 - (k) construction and demolition working and delivery hours
 - (l) Alternative methods of disposing of green waste other than burning; as there are to be no bonfires on site.

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

REASON: In the interests of the amenities of the area and highway safety.

19. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows, groups of mature shrubs and structural planting areas 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 2m high (minimum) 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.

20. 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, other than the trees subject of the Forestry Commission Restocking Order REN25 16-17.
 - 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, and in the interests of ecology.

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

21. The restocking order REN25/16-17 as shown on site plan 2340/01/B shall be complied with in full by 30 June 2018.
REASON: In the interests of the visual amenity of the area and to ensure that the restocking order is complied with.
22. Within a period of 10 years from the completion of the development: -
a) No tree as planted as part of the Forestry Commission restocking order REN25/16-17 as shown on site plan 2340/01/B shall be cut down, uprooted or destroyed.
b) Any trees shown to be planted as part of the Forestry Commission restocking order REN25/16-17 as shown on site plan 2340/01/B, which die are removed or irreparably damaged during the course of the development within a period of 10 years of the completion of the development, shall be replaced by another tree of the same species and size as that originally planted (within the nearest planting season of 1st October to 31st March inclusive).
REASON: In the interests of nature conservation and tree protection.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
23. No development of plot 3 (including any initial site-clearance works) shall commence until details of the foundation structure, of the approved dwelling on plot 3, so designed to minimise its adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include:
a) An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions of the trees subject to the Forestry Commission replanting area A in relation to the proposals.
b) Layout and construction profile drawing/s.
c) Engineering/ Arboricultural construction method statement.
d) Implementation method statement including timing/ phasing of works.

The foundation structure shall be implemented in full accordance with the approved details.
REASON: - In order to safeguard the trees subject to the restocking order.
24. The development hereby permitted shall be implemented in accordance with the submitted Energy and Sustainability Statement prepared by Bluesky Unlimited, dated 21 November 2016 and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Statement.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
25. 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]
26. The proposed bathroom window in the southern elevation of the dwelling on plot 5 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) and shall be fixed

shut with the exception of an openable fanlight that is no less than 1.7m above internal finished floor level of the room that the window serves. Any replacement window shall be glazed and fixed to this standard and retained as such.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

127. **16/01187/FUL The Laurels, Downshire Way, Bracknell, Berkshire RG42 1XT**

Demolition of existing dwelling and construction of 5No. one bedroom apartments in a single building.

A site visit had been held on Saturday 13 May 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Ms Gaw, Hill, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The comments of Bracknell Town Council.
- 9 objections received as summarised in the agenda papers.

Arising from a question, the Committee agreed that Condition 5 should be amended to the effect that obscure glazing should be fitted to the ground floor windows of the southern elevation in addition to the first floor windows.

RESOLVED that following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to SPA mitigation measures, the Head of Planning be authorised to **APPROVE** the application subject to the following conditions:

1. 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.
2. 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 1 December 2016, re-stamped 28 February 2017:

13.367.P.100C Proposed ground and first floor plans
13.367.P.101B proposed second floor plan
13.367.P.200A Proposed elevations
13.367.P.002 Proposed bin and cycle store

And the following plan received by the Local Planning Authority on 26 April 2017:

13.367.P.001D Proposed site plan.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. No construction works 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]

4. Construction works 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 and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

5. The ground and first floor windows in the southern elevation of the building 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 an openable fanlight that is no less than 1.7m above internal finished floor level of the room that the window serves. Any replacement window shall be glazed and fixed to this standard and retained as such.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

6. The existing trees shown to be retained on the approved drawing 13.367.P.001D Proposed site plan shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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]

7. Within a period of 5 years from the completion of the development: -
 - a) No retained tree as specified as being retained by condition 6 shall be cut down, uprooted or destroyed.
 - b) Any trees shown to be retained on the approved plans submitted in accordance with condition 6 of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding biodiversity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

8. 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

9. 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)
- 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, unless the Local Planning Authority gives written consent to any variation.

REASON: - In the interests of good landscape design and the visual amenity of the area, and in the interests of ecology.

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

10. The demolition shall not be begun until a scheme of bat and bird boxes 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]
11. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plan 13.367.P.001D Proposed site plan.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
12. 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 and turning 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]

13. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings
REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
14. 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]
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.
REASON: In the interests of amenity and road safety.
16. 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 how the proposed development will show that 10% of the developments energy requirements will be provided from on-site renewable energy production.
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 Policy: Core Strategy DPD CS12].
17. 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]
18. 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]

128. **16/01240/FUL 48 Ludlow, Bracknell, Berkshire RG12 7BZ**

Erection of two storey side, single storey rear and single storey front extension including a bay window.

A site visit had been held on Saturday 13 May 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Ms Gaw, Hill, Mrs Ingham, Mrs McKenzie and Mrs McKenzie-Boyle.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- No comments had been received from Bracknell Town Council or the occupants of neighbouring properties.

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

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

B-2234 Rev. B 'Existing Plans and Elevations' received on 4 April 2017
B-2234-1 Rev. B 'Proposed Plans and Elevations' received on 22 March 2017
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. 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].
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on either the west- or south-facing elevation of the development hereby approved, with the exception of those shown on the approved plans.
REASON: In the interests of the residential amenity of the neighbouring property of 49 Ludlow.
[Relevant Policy: BFBLP 'Saved' Policy EN20].
5. The 1no. window the first floor on the south-facing rear elevation of the development hereby permitted, serving the en-suite bathroom, shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement window shall be glazed and fixed to this standard, and retained as such.
REASON: In the interests of the residential amenities of the neighbouring properties of 48 Ludlow, and 9 and 10 Liscombe, Bracknell.
[Relevant Policy: BFBLP 'Saved' Policy EN20].

129. **16/01266/FUL The Brackens, London Road, Ascot, Berkshire SL5 8BE**

Residential development comprising partial demolition of existing buildings, retention and conversion of Brackens House to provide 5 no apartments and construction of 51 new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- One letter of objection received, as summarised in the agenda papers.
- Two additional representations objecting to the proposal, as summarised in the supplementary report.
- An agreement reached with the applicant on the commuted sum to be paid in lieu of the on-site provision of affordable housing.

Arising from a question, the Committee agreed that an additional informative be added to the effect that suitable areas be designated for the placement of refuse bins on collection days if not already provided for.

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

- SPA mitigation measures
- The provision of a sum of £1,890,400 in lieu of the on-site provision of affordable housing to be paid on practical completion of the 28th of the 56 dwellings allowed by this permission

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

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:
 - 3019.200- Location Plan
 - 3019.206- Demolitions Plan
 - 3019.101 rev. F – Illustrative site layout
 - 3019.202 rev. A- Site layout
 - 3019.207 rev. A - Context Site Plan
 - 3019.204 rev. A- Site Layout overlay- Parking refuse and Cycle Storage
 - 3019.203- Colour contextual sections
 - 3019.205 rev. A- Site Layout Overlay: Road Strategy and Swept Paths
 - 3019.210- Brackens House Conversion Proposed Plans
 - 3019.213 - Brackens House Conversion Proposed Demolitions First/ Second FI Plan
 - 3019.211 - Brackens House Conversion Proposed Elevations
 - 3019.212 - Brackens House Conversion Proposed Demolitions Ground Floor Plan
 - 3019.214- Brackens House Conversion Elevations Demolitions
 - 3019.215- The Gate House, Plot 1

3019.216 -Coach House Plots 2 and 3
 3019.217- Gardeners Cottages Plots 4-6 Plans and Elevations
 3019.218 - South Lawn Court Plots 7-12 Plans and Elevations (Sheet 1 of 2)
 3019.219 - South Lawn Court Plots 7-12 Plans and Elevations (Sheet 2 of 2)
 3019.220 Rev A- Sylvan Villas: Kensington House Plot 13 Plans and Elevations
 3019.221 Rev A - Sylvan Villas: Noelle House Plot 14 Plans and Elevations
 3019.222 Rev A - Sylvan Villas: William House Plot 15 Plans and Elevations
 3019.223 Rev A - Sylvan Villas: Trinity House Plot 16 Plans and Elevations
 3019.224 Rev A - Sylvan Villas: Holmwood Plot 17 Plans and Elevations
 3019.225 Rev A - Sylvan Villas: Cheltenham House Plot 18 Plans and Elevations
 3019.226 Rev A - Sylvan Villas: Cuinchy House Plot 19 Plans and Elevations
 3019.227- South Lawn Villas Plot 20
 3019.228 - South Lawn Villas Plot 21
 3019.229 - South Lawn Villas Plot 22
 3019.230- The Kitchen Gardens Plots 23 and 24
 3019.231 - Stable Mews Plots 27-32 Floor Plans (sheet 1 of 2)
 3019.232 - Stable Mews Plots 27-32 Elevations (Sheet 2 of 2)
 3019.234 - Stable Mews Plots 33-38 Elevations
 3019.233 - Stable Mews Plots 33-38 Floor Plans
 3019.235 - The Blacksmith's Lodge Plot 39
 3019.236 - Stable Court Kitchen Gardens Plots 25-26, 40-51
 3019.237 - Stable Court Kitchen Gardens Elevations 2 of 2 Plots 25-26, 40-51
 3019.238 - Stable Court Kitchen Gardens Ground Floor Plan Plots 25-26, 40-51
 3019.240 - Stable Court Kitchen Gardens Plots 25-26, 40-51
 3019.239 - Stable Court Kitchen Gardens First Floor Plan Plots 25-26, 40-51
 3019.241 Rev A - Detached Garages (1 of 2)
 3019.242 Rev A - Detached Garages (2 of 2)
 3019.243 Rev A - Carport and Pergola
 Ruskins Arboricultural Report and Tree Condition Survey (Rev 2. December 2016, revised May 2017)
 REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. No superstructure works 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]
4. The development hereby permitted shall not be begun until details showing the finished floor levels of the proposed buildings hereby approved in relation to fixed datum points showing the land levels across the site 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: BSP DP5, BFBLP EN20, Core Strategy DPD CS7]
5. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans 3019.202.
 REASON: In the interests of highway safety.
 [Relevant Policies: Core Strategy DPD CS23]

6. Dwellings shall not be occupied until the visibility splays to roads serving each dwelling as shown on the approved drawings (4140721-SK18-P2 within Glanville Transport Statement Issue 6: 19 December 2016) have been provided. These areas 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: Core Strategy DPD CS23]
7. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall 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]
8. No dwelling shall be occupied until the associated parking spaces including cycle parking, including spaces within car ports, as shown on plans 3019.204 (Site Layout Overlay: parking, refuse and cycle storage), 3019.238 (Stable Court Kitchen Gardens Plots 25-26, 40-51), 3019.218 (South Lawn Court Plots 7-12 Plans and Elevations sheet 1 of 2) shall be implemented in accordance with the approved plan and these 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]
9. No gates shall be provided at the vehicular access to the site from London Road.
REASON: In the interests of highway safety.
[Relevant Policies: BSP T1, Core Strategy DPD CS23]
10. No development shall take place 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.
11. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:
- measures to avoid harm to biodiversity
 - features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
 - habitat enhancements (not mitigation)

- on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

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

12. The development shall not be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) 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 out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

13. 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 appropriate post construction monitoring

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

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

14. The development, nor any part thereof shall be occupied until a habitat creation/restoration/ management plan has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management

- v) appropriate management options including location and method statements
 - vi) prescriptions for management actions
 - vii) preparation of a work schedule indicating the timing of works
 - viii) personnel responsible for implementation of the plan
 - ix) monitoring and remedial measures triggered by monitoring
- The approved plans shall be observed, performed and complied with.
 REASON: In the interests of nature conservation
 [Relevant Plans and Policies: CSDPD CS1]

15. Prior to occupation of the dwellings hereby approved, details of the boundary treatments (fencing, hedges, walls) shall be submitted to and approved by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site.
 REASON: In the interests of nature conservation and appearance of the site
 [Relevant Plans and Policies: CSDPD CS1, CS7]

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
 REASON: In the interests of nature conservation
 [Relevant Plans and Policies: CSDPD CS1, CS7]

17. Prior to the commencement of development, the applicant, their agents or successors in title, will secure the implementation of a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will be undertaken in accordance with the approved document.
 REASON: To understand the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance
 Relevant Policies: in accordance with Paragraph 141 of the NPPF

18. A phase 2 investigation based upon the findings in the phase 1 report and a remediation scheme to deal with any contaminants identified and including

gas protection measures must be submitted to and approved in writing by the local planning authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remedial scheme must be carried out before the development commences unless otherwise agreed in writing by the Local Planning Authority. An appropriately qualified person shall oversee the implementation of all remediation/mitigation works.

A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority upon completion of the remediation/mitigation work in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary.

If no contamination is encountered during the development, a written statement confirming this fact shall be submitted to the local planning authority upon completion of the development.

REASON: The proposed development is located on a potentially contaminated site, due to its proximity to a known former landfill. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.
[Relevant Plans and Policies: EN25 BFBLP]

19. Should any unforeseen contamination be encountered during the development, development shall stop immediately and the local planning authority shall be informed. Development shall not recommence until any further investigation/remedial/protective works, including timescales have been approved in writing by the local planning authority.
REASON: To enable to the local planning authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.
[Relevant Plans and Policies: EN25 BFBLP]
20. 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]
21. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:
 - (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

The 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]

22. The development hereby permitted (including initial site-clearance) shall not be begun until a tree protection plan showing the location of protective fencing around the trees shown to be retained on Plan TRP1 rev. 5 has been submitted to and approved in writing by the Local Planning Authority. The fencing shall be in accordance with the details contained within Ruskins Arboricultural Report and Tree Condition Survey (Rev 2. December 2016, revised May 2017). The development shall be undertaken in accordance with the specifications within the approved report.

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]

23. The development hereby permitted (including initial site clearance) shall not be begun until details of the construction of the section of vehicular access honeycombed pink on Tree Plan TRP1 Rev 5 contained within the Ruskins Arboricultural Report, past trees T40 and T41, have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timeframe for construction. The proposal shall be implemented in accordance with the approved details.

REASON: n 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]

CHAIRMAN

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**PLANNING COMMITTEE
24 MAY 2017
8.54 - 8.55 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, D Birch, Ms Gaw, Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Leake, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Skinner and Worrall

Apologies for Absence were received from:

Councillors Finnie and Thompson

1. Election of Chairman

RESOLVED that Councillor Dudley be appointed Chairman of the Planning Committee for the Municipal Year 2017 – 2018.

COUNCILLOR DUDLEY IN THE CHAIR

2. Appointment of Vice-Chairman

RESOLVED that Councillor Brossard be appointed Vice-Chairman of the Planning Committee for the Municipal Year 2017 – 2018.

CHAIRMAN

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**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
22nd June 2017**

**REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Planning)**

		Case Officer	Reporting Officer
5	<p>16/01091/FUL Meadow View and Eden Vale Chavey Down Road Winkfield Row (Winkfield And Cranbourne Ward) Erection of 3no. dwellings (2no. three bed and 1no. four bed) with new access. Recommendation:</p>	Paul Corbett	Basia Polnik
6	<p>16/00391/OUT Garth Works Kennel Lane Warfield (Warfield Harvest Ride Ward) Outline application, with details of access and layout, for the erection of 12no. dwellings comprising 8no. apartments and 4no. houses with associated parking and turning, following demolition of existing buildings. Recommendation: Approve.</p>	Simon Roskilly	Martin Bourne
7	<p>16/00914/FUL Land At Lower Broadmoor Road and Cricket Field Grove Crowthorne (Crowthorne Ward) Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road. Recommendation:</p>	Sarah Fryer	Martin Bourne

8	17/00003/FUL Tesco Stores Ltd Whitton Road Bracknell (Harmans Water Ward) Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy. Recommendation:	Michael Ruddock	Basia Polnik
9	17/00248/3 Rural Rides Pump Lane Ascot (Winkfield And Cranbourne Ward) Replacement of existing 1.8m high timber fence with 2.4m high acoustic timber fence. Recommendation: Approve.	Shannon Kimber	Basia Polnik
10	17/00341/FUL 13 Priory Lane Warfield Bracknell (Warfield Harvest Ride Ward) Retrospective erection of a 1.8 metre high close boarded fence and the planting of a hedge to front of property Recommendation: Approve.	Shannon Kimber	Basia Polnik
11	17/00442/PAC Building 2 Technology House The Boulevard Cain Road (Binfield With Warfield Ward) Application for Prior Approval for the change of use of ground floor from Office (B1) use to Residential (C3), forming 20 no. (14 x one bed and 6 x two bed) units. Recommendation:	Matthew Miller	Basia Polnik
12	17/00557/RTD Telecommunications Mast Foresters Way Crowthorne (Crowthorne Ward) Replacement of existing 14.7M high phase 3 pole with proposed 15m high Alpha pole installation of 1 no. proposed equipment cabinet plus ancillary apparatus. Recommendation:	Sarah Horwood	Basia Polnik

Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100A of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan
CSDPD Core Strategy Development Plan Document
SALP Site Allocations Local Plan
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

SITE LOCATION PLAN

For information the plans are orientated so that north is always at the top of the page.

THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 (“the HRA”) makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.

Those rights include:-

Article 8 – “Everyone has the right to respect for his private and family life, his home.....”

Article 1 - First Protocol “Every natural or legal person is entitled to the peaceful enjoyment of his possessions”.

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

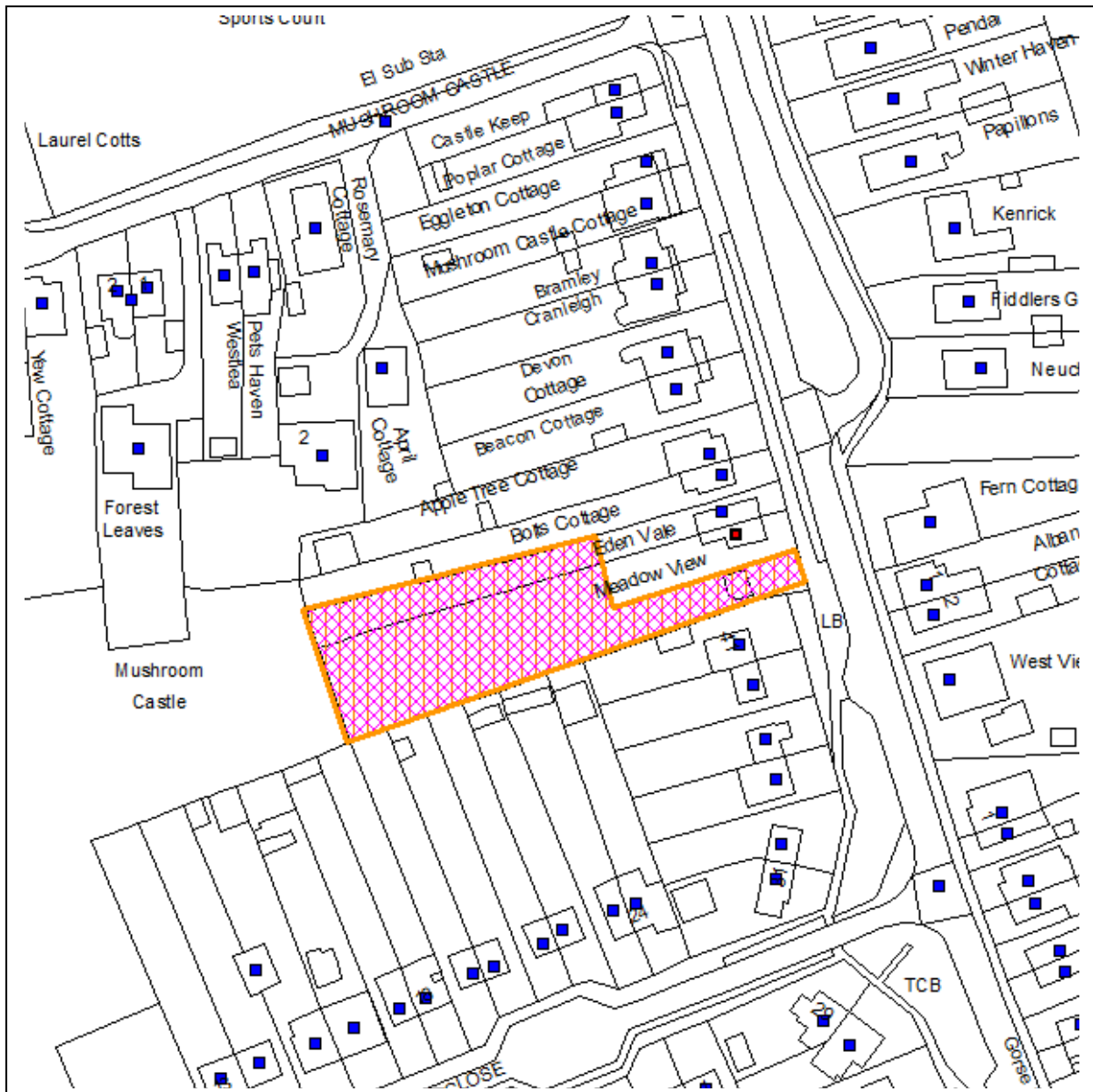
The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more detailed consideration of any Convention Rights affected.

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ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
16/01091/FUL	Winkfield And Cranbourne	4 November 2016	30 December 2016
Site Address:	Meadow View and Eden Vale Chavey Down Road Winkfield Row Bracknell Berkshire RG42 7PN		
Proposal:	Erection of 3no. dwellings (2no. three bed and 1no. four bed) with new access.		
Applicant:	Bancroft Developments Ltd		
Agent:	Mr Neil Davis		
Case Officer:	Paul Corbett, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The application provides for the erection of a pair 3-bed semi-detached and 1 4-bed detached dwellings along with a new access with parking and areas for landscaping on land to the rear of Meadow View and Eden Vale.

1.2 The site comprises the rear gardens of Meadow View and Eden Vale located within the designated settlement with a site area of 0.152ha.

1.3 Two mature Oaks adjacent to the southern boundary at the front and rear of the site are protected by confirmed Tree Preservation Order (TPO) 620 and will be retained and protected as part of this proposal.

1.4 It is not considered that the proposal would adversely affect the residential amenities of neighbouring properties or character and appearance of the surrounding area and the protected trees will be safeguarded. There are no over-riding highway safety implications. The development is not considered to increase flooding elsewhere and the future occupants of the development would be safe from flood risk. Relevant conditions will be imposed in relation to biodiversity and sustainability. The scheme is CIL liable.

RECOMMENDATION

Delegate to the Head of Planning to grant planning permission subject to conditions in Section 11 of this report and a Section 106 legal agreement.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within 5km buffer to the Thames Basin Heaths Special Protection Area
--

Tree Preservation Order (ref: TPO 620)
--

Area D Winkfield Row South, Character Area Assessments SPD
--

3.1 The site comprises the rear gardens of Meadow View and Eden Vale accessed off Chavey Down Road. There is a single detached garage to the south side of Meadow View which would be demolished to make way for the vehicular access.

3.2 This part of Chavey Down Road is characterised primarily by pairs of semi-detached, two storey houses and Meadow View and Eden Vale have unusually deep gardens compared with the other properties locally, each measuring approximately 75m in depth.

3.3 The land to the rear of Meadow View and Eden Vale is also approximately 4.6m lower than Chavey Down Road.

3.4 A mains sewer runs across the back of the site and is shown to have a 3m easement zone which will remain undeveloped.

4. RELEVANT SITE HISTORY

4.1 The following applications are considered to be relevant to this site.

14/00208/FUL - REFUSED

Erection of two storey rear extensions to both Meadow View and Eden Vale and a single storey side extension to Meadow View following demolition of existing single and two storey extensions. The erection of 2no. 5 bedroom detached dwellings with detached garage to the rear of Meadow View and Eden Vale, car parking facilities, access and landscaping to Meadow View and Eden Vale.

05/00423/FUL - REFUSED

Erection of 4 no. three bedroom town houses with associated car parking and access.

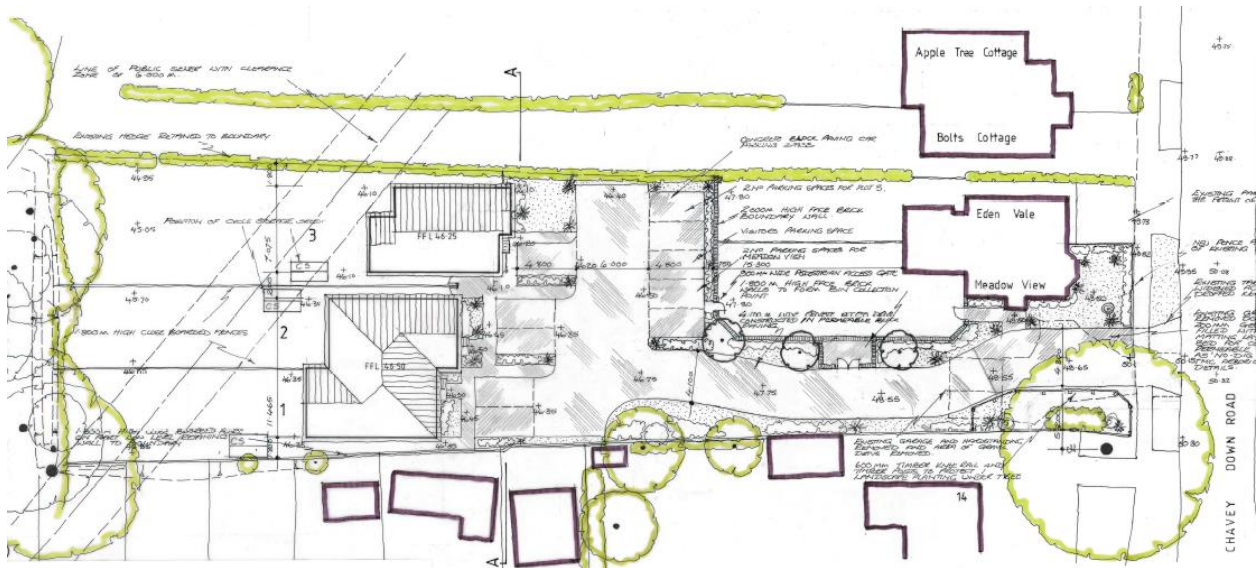
16/01277/FUL - APPROVED

Linked application to Meadow View and Eden Vale for the erection of single storey side and two storey side and rear extensions, following demolition of existing two storey rear extensions.

5. THE PROPOSAL

5.1 The applicant proposes to erect three new dwellings to the rear of Meadow View and Eden Vale. Land to the side of Meadow View will form the new access. Parking is also provided for within the scheme for the existing dwelling Meadow View as its parking is displaced by the new access.

5.2 The scheme makes provision for 10 car parking spaces and turning area.



6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Recommend refusal for the following reason:-

That this is an overdevelopment of the area which is wholly unacceptable, given that there are issues with access and egress (single track access), loss of amenity to neighbouring properties and insufficient parking provision.

Other representations:

6.2 21no. objections have been received. The concerns raised have been summarised below:-

- Adverse impact upon the character and appearance of the area *[Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.]*
- Adverse impact upon surrounding residential amenity *[Officer Comment: These concerns are addressed under section 9 - Residential Amenity.]*
- Lack of parking, traffic and highway safety implications. *[Officer Comment: These concerns are addressed in section 9 - Transport Implications]*
- Adverse environmental impacts such as noise and lighting *[Officer Comment: Any issues regarding environmental concerns are addressed in section 9 - Transport Implications. Any future issues can also be dealt with under separate health and safety legislation.]*
- Adverse impact upon wildlife. *[Officer Comment: These concerns are addressed under section 9 - Biodiversity]*
- Adverse impact upon drainage. *[Officer Comment: These concerns are addressed under section 9 - Drainage]*

7. SUMMARY OF CONSULTATION RESPONSES

Waste and Recycling Officer
Recommends approval.

Transportation Officer
Recommends conditional approval.

Tree Service
Recommends conditional approval.

Landscape Officer
Recommends conditional approval.

Biodiversity Officer
Recommends conditional approval.

Lead Local Flood Authority
Recommends conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS16, CS17 of CSDPD, Saved policy H8 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards

		for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD	Consistent
Trees, Landscape and Biodiversity	Saved policies EN1, EN2 and EN20 (ii) of BFBLP, CS1 and CS7 (iii) of CSDPD	Consistent
SPA	CS14 of CSDPD, NRM6 of SEP, Saved policy E3 of BFBLP	Consistent
Sustainability (resources)	CS10 and CS12 of CSDPD	Consistent
Archaeology	Saved policies BFBLP EN6 and EN7 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Planning Obligations SPD		
Thames Basin Heath Special Protection Area SPD		
Design SPD		
Character Area Assessments SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		
The House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:-

- i. Principle of development
- ii. Impact on character and appearance of the area
- iii. Impact on residential amenity
- iv. Tree and Landscaping Implications
- v. Transport implications
- vi. Biodiversity
- vii. Sustainability (resources)
- viii. Thames Basin Heaths Special Protection Area
- ix. Drainage
- x. Planning obligations

i. PRINCIPLE OF DEVELOPMENT

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in Policy CP1 of the Borough's Site Allocations Local Plan (SALP), which sets out that a positive approach to considering development proposals which reflects the presumption in favour of sustainable development as set out in the NPPF should be taken, and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

9.3 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. This proposal would provide a net increase of 3 dwellings, and therefore would help with the current 5 year housing land shortage within the Borough in line with the objectives of CSDPD policy CS15. Therefore, the principle of development on this site is acceptable.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.7 Policy CS7 of the Core Strategy requires high quality design which in this case should build on the suburban local character, respect local patterns of development, innovative design, enhance landscape and biodiversity, and aid movement and accessibility. Policy EN20 of the Local Plan supports Policy CS7 and sets out how development should be in sympathy with its local environment and appropriate in terms of mass and scale, layout and materials amongst other criteria. These Policies are considered to be consistent with the NPPF.

9.8 The scheme comprises a pair of semi-detached houses each having 3 bedrooms on plots 1 and 2 to the souther side of the site with a further detached 4 bedroom house on the northern side. The dwellings are each two-storey in height (maximum height of 8.9m) with car parking spaces set within a parking court.

9.9 A new vehicle access utilises the existing driveway off Chavey Down Road and runs adjacent to the side of Meadow View and provides sufficient space to the existing protected mature Oak tree to the left of the site access.

9.10 The proposed boundary treatment to the side and rear gardens of the existing Meadow View and Eden Vale comprises a 2m high brick wall with pedestrian gate to the rear enabling the occupiers of Meadow View to easily access the 2 relocated car parking spaces.

9.11 The site falls within the Bracknell Forest Character Area Assessments SPD Area D, Winkfield Row South SPD. It includes the following recommendations that are relevant for the application site:

- Over-development could lead to the loss of glimpses into open fields or to woodland, therefore some visual connectivity with long views into the surrounding landscape should be maintained.

- In new development create new long views to the surrounding landscape

Although the views on the application site have not been identified as key view points within the SPD the proposed development would limit views to the woodland beyond.

9.12 The proposed layout is considered sympathetic to the area, insofar as the proposed houses are proportionate in scale to other dwellings in the immediate locality and the houses would as a result of the fall of the land to the rear of site reduce the height and prominence of the houses compared with the houses fronting Chavey Down Road. Only restricted views of the houses will be possible from public viewpoints.

9.13 The level of landscaping and useable amenity space on site is considered to be acceptable and overall there is an adequate balance between hardstanding, landscaping and built form.

9.14 To conclude the layout of the proposed development is considered to be sympathetic and as such would not adversely impact upon the character and appearance of the area. The proposals would therefore comply with Policies EN1 and EN20 of the Bracknell Forest Local Plan and Policy CS7 of the Core Strategy Development Plan and Design SPD and Character Area Assessments SPD. These policies are considered to be consistent with the NPPF.

iii. RESIDENTIAL AMENITY

9.14 Policy EN20 of the Local Plan seeks to ensure appropriate design but also seeks to ensure that development does not adversely affect the amenity of surrounding properties. This Policy is considered to be consistent with the NPPF. The proposal needs to be assessed with regard to the impact of the new development on its neighbours as well as the impact of the development on itself.

9.15 To the north of the site is the rear garden of Bolts Cottage whilst to the south are the rear gardens (at 90 degrees) of properties in Osman's Close together with the rear garden of no.41 Chavey Down Road. To the west of the site is Mushroom Castle.

9.16 The proposed housing is two-storey in height with a maximum ridge height of 8.9m and would retain a front to back distance from the existing properties fronting Chavey Down Road of approximately 30m which far exceeds the normal acceptable back to back distance of 22m.

9.17 There have been objections from some local residents that this proposal is un-neighbourly in respect of the potential for an increase in noise, light pollution, traffic and overlooking. However it is considered that the proposed scale and layout is such that any adverse impact upon existing and future occupiers is minimised so far as possible by the design of the scheme. It is considered that the intervening distances between the proposed houses and the existing properties of approximately 30m therefore significantly reducing the potential overlooking issues raised and notable the proposed garden depths of the new properties is very generous at approximately 20-25m .

9.18 To conclude it is considered that the layout and scale as proposed, would not result in any adverse impacts upon residential amenity. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN20, Design SPD and the NPPF.

iv. TREE AND LANDSCAPING IMPLICATIONS

9.19 The site is characterised by a large Oak tree to the front of the site and one further Oak to the rear of the site both covered by a Tree Preservation Order (TPO620). There is also extensive woodland cover along the rear boundary of the site, on land managed by the Council, which includes maturing Oaks on or near the boundary.

9.20 The Oak at the front of the site is considered to be a landmark A1 grade tree under BS 5837 guidance. It's natural rooting environment is already heavily compromised on all sides outside the site by the presence of hard surfaces.

9.21 The existing soft landscape area directly adjacent to the tree within the site together with Meadow View's existing drive and area under the garage in its entirety constitutes a significant proportion of the tree's main rooting environment on which it will be heavily reliant to sustain normal healthy growth. Any works in this area therefore needs to be very carefully treated.

9.22 The proposed utility service routes (gas and electric) shown to be routed to the north of the protected Oak T1 adjacent to the front of the site fall within the tree's RPA. The Tree Service advises that such new services need to be installed using trenchless technology. This will require the support of a detailed method statement to safeguard the tree which are not addressed by the generalised comments in section 4 of the updated tree report. It is therefore recommended this should be conditioned.

9.23 The Tree Service advises that the applicants suggested use of a 'No Dig' methodology for the main access drive within the RPA of the Oak (T1), along with comments in section 3 of the report and diagram on the tree protection plan are noted but still give rise to some concern in

terms of the level of detail and how the use of cellular confinement will affect the access levels and how this will be finished to meet with the adoptable highway.

9.24 The Tree Service have advised despite a number of concerns regarding the level of detail the principle of development relative to safeguarding the protected trees is acceptable and can be supported subject to a number of conditions to secure the necessary details relating to the tree protection both during the demolition/clearance and construction phases.

9.25 In respect of the landscape setting and views which the Bracknell Forest Character Area Assessments SPD Area D, Winkfield Row South seeks to preserve it does not specifically identify this small gap between the existing houses. It is considered on balance that this proposal would not significantly impact upon the views and as such is not considered to conflict with the Character Area Assessments SPD.

v. TRANSPORT IMPLICATIONS

Access

9.26 The site would take its access off Chavey Down Road, a local distributor road (classified B road) which is subject to a 30mph speed limit.

9.27 The existing driveway access to Meadow View is to be altered to become an access road to 3 new dwellings to the rear while also providing access to rear car parking for the existing property.

9.28 The proposed vehicular access would be 4.8m wide for the first 10 metres, with a widened dropped kerb, and this would enable two vehicles to pass and be clear of Chavey Down Road. Proposed fencing and hedging along the site frontage with Chavey Down Road would need to be kept low to ensure pedestrian visibility is not obscured and this can be secured by a planning condition. The shared surface reduces to 4.1m thereafter and this is adequate for 3 houses enabling cars, pedestrians and cyclists to pass at low speed.

9.29 A permeable block paved access road is proposed which would provide an appropriate surface and drainage.

Parking

9.30 There are no parking restrictions in the surrounding area and there may well be some residential parking pressures on Chavey Down Road and adjacent side roads.

9.31 The proposal makes provision for 3 car parking spaces for the 4 bed dwelling, and 2 car parking spaces each for the 2 3 bed dwellings and 2 car parking spaces for the existing property Meadow View as its 2 existing spaces are lost as result of the new site access. The scheme also includes 1 visitor parking space. The existing parking to the front of Eden View would remain. This complies with the Council's parking standards (2016).

9.32 The parking spaces shown measure 2.4m by 4.8m with 6m of access/manoeuvring space and this complies with current standards. This also provides adequate access and turning provision for a domestic delivery vehicle. Parking areas should be suitably surfaced, drained and appropriately lit for example by low level bollard lighting. Each of the houses is shown as having a path to the front door and rear pedestrian access for bin and cycle storage could be achieved.

9.33 Separate cycle parking is provided for in rear garden sheds which will be secured by condition to ensure compliance with standards.

9.34 A Council waste collection vehicle would not enter this new site and a bin collection point is to be provided within 25m of Chavey Down Road which would enable collection of waste by the Council from the main road. The access should not be gated to allow access for waste collection. The bin collection point is around 50m from the back gardens of these new houses and this exceeds the recommended residential haul distance for a wheelie bin of 30m.

Trips

9.35 3 new dwellings could generate in the region of 15 to 18 two-way trips per day overall, including two or three movements in either peak period. A construction management plan to control site deliveries and contractor parking should be secured by planning condition.

9.36 To conclude, with suitable conditions, the proposal is not considered to result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

v. BIODIVERSITY

9.37 The applicant's ecology report concludes that there is little potential for protected species to be affected by this proposal. However, the report does recommend measures to minimise the potential effect of the construction on biodiversity and recommends enhancements in line with policies CS1 and CS7. In addition to those recommendations, the boundary specification should also include access points for hedgehogs to allow the movement of these and other species through the site.

9.38 Therefore subject to securing the ecological mitigation as sent out in the ecologists report, details of hard and soft landscaping, boundary treatment and any external lighting it is considered the proposal would protect and enhance biodiversity and as such complies with Core Strategy policy CS1 and the NPPF.

vi. SUSTAINABILITY (RESOURCES)

9.39 Since the Government's Ministerial statement of the 26th March 2015 for residential development CSDPD Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. The applicant has not submitted a Sustainability Statement.

9.40 CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production which the proportion shall be at least 10% for 3 dwellings including an explanation of the proposed choice of renewable energy to be installed. It should also be demonstrated how the development's potential carbon dioxide emissions will be reduced by at least 10%.

9.41 The applicant has not sought to address these matters as part of this application and as such it is considered necessary that these matters be secured by conditions, to ensure this proposal would not conflict with CSDPD Policies CS10, CS12 and the provisions of the NPPF.

9.42 Further guidance on how to address the requirements of policies CS10 and CS12 can be found in the Council's Sustainable Resource Management SPD- 2008 (<http://www.bracknell-forest.gov.uk/srm>)

viii. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

9.43 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 4.3 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.44 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.45 In this instance, the development would result in a net increase of 2 x 3beds and 1 x 4bed dwellings which results in a total SANG contribution is £6,811.

9.46 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will be also calculated on a per bedroom basis. The SAMM contribution is £2,229.

9.47 The total SPA related financial contribution for this proposal is will be £9,040. The applicant will need to agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

Habitats Regulations Assessment

9.48 A Habitats Regulations Assessment is required for this development in accordance with the Habitats Regulations 2010 (as amended). Absent any appropriate avoidance and mitigation measures the Habitats Regulations Assessment will conclude that the development is likely to have a significant effect upon the integrity of the SPA with the result that the Council would be required to refuse a planning application.

9.49 Provided that the applicant is prepared to make a financial contribution (see paragraph 3. above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

9.50 The Council is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2010) as amended, and permission may be granted.

ix. DRAINAGE

9.51 The site has an existing Thames Water foul drain which runs through the rear of the site, southwest to northeast.

9.52 The proposed drainage layout will incorporate separate foul and surface water networks for all dwellings. The foul water will discharge to the existing Thames Water network located on site.

9.53 The applicant's testing has proven that ground conditions are not suitable for the use of infiltration techniques such as soakaways. The proposed surface water network will therefore be attenuated and discharged through a Hydro-Brake at a restricted discharge rate of 2 litres per second into the existing foul water sewer.

9.54 The applicants Drainage Strategy, dated May 2017, concludes that all options from the Sustainable Drainage Hierarchy have been considered and discounted, leaving the only viable option of a discharge to the foul water sewer.

9.55 Advice from the Council's Drainage Engineer assesses the risk as low based upon the applicants submitted Drainage Strategy dated May 2017 and confirmation that the whole access road and parking court will now be finished in permeable paving. However the approach to discharge surface water to a foul sewer of limited capacity with 175mm diameter therefore requires the applicant to demonstrate that the scheme will not increase flood risk off-site. Until such time that Thames Water can confirm that the existing main sewer can accept the proposals foul and surface connection with the proposed flow rates as setout in their drainage strategy it is recommended no development can commence. It is therefore recommended that this matter can be secured by an appropriately worded condition.

x. CIL

9.56 The proposal would be CIL liable. The application site lies within the zone of the Northern Parishes. In the event of planning permission being granted, a CIL Liability Notice (CLN) will be issued for the development.

xi. PLANNING OBLIGATIONS

9.53 The following obligations will be included within a Section 106 Legal Agreement:-

- Thames Basin Heaths SPA mitigation;

10. CONCLUSIONS

10.1 The proposed development relates to a site within the settlement boundary and is therefore considered acceptable in principle.

10.2 It would not adversely affect the residential amenities of neighbouring properties or future occupiers, or protected trees subject to appropriate conditions and would not adversely impact upon the character and appearance of the surrounding area.

10.3 No adverse highway safety implications will arise subject to the imposition of conditions.

10.4 Relevant conditions will also be imposed in relation to detailed design, biodiversity, sustainability and landscaping as well as drainage.

10.5 A legal agreement will secure contributions for SPA mitigation and the scheme is CIL liable.

10.6 A number of objections were received. The report has sought to address the matters they raise.

10.7 It is concluded that on balance this proposal accords with 'Saved' Policies EN20 and M9 of the BFBLP, CS1, CS2, CS7 and CS23 of the CSDPD and Policy CP1 of the SALP, all in accordance with the NPPF.

11. RECOMMENDATION

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;

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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.

01 Proposed Plans and Elevations: Plots 1 & 2 – LPA received 04.11.17

02 Proposed Plans and Elevations: Plot 3 – LPA received 04.11.17

03 G Proposed Site Layout – LPA received 09.06.17

04 A Proposed Cycle Stores – LPA received 08.06.17

Ecology Report (November 2016) – LPA received 18.11.17

REASON: To ensure that the development is carried out only as approved by the local Planning

03. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. 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]

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

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

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

05. 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]

06. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include control of dust, smell, and other effluvia and also vehicle routing and delivery times. The approved scheme shall be performed, observed and complied with.

REASON: In the interest of amenity.

07. Demolition or construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs 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.

REASON: In the interest of amenity.

08. 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) specifications of control of noise arrangements for construction and demolition.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (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 or as may otherwise be agreed in writing by the Local Planning Authority.

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

09. 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 Policy CS10]

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

- (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
- (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 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]

11. No development shall be commence until the applicant has submitted to the Local Planning Authority written confirmation from Thames Water that the existing mains sewer has sufficient capacity accommodate both surface water and foul water discharge rates as set out in their Drainage Strategy dated May 2017 without increasing flood risk off-site. The final Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained and maintained for the lifetime of the development.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding
[Relevant Plans and Policies: CSDPD CS1]

12. 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.

13. 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]

14. The dwelling(s) hereby permitted shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No dwelling shall be occupied until the associated vehicle parking 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]

16. No dwelling shall not be occupied until the secure cycle parking stores as approved 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]

17. 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]

18. 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.

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

19. All ecological measures and/or works shall be carried out in accordance with the details contained in Aspect Ecology's report dated November 2016 and maintained as such thereafter.

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

20. No works shall commence until a scheme for the provision of 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 CS1, CS7]

21. No development shall commence until details of the boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved boundary treatments shall be implemented and maintained thereafter.

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

22. If within a period of 5 years from the completion of the development: -

No retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

23. 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 minimum height 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 of site specific 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.
- j) Note stating that tree protection measures are to be routinely monitored by site visits undertaken at maximum 4 week intervals by a person suitably qualified and experienced arboriculturalist appointed by the developer/ site owner. Signed copies of the inspection report to be sent to the Council's Planning Department following each visit.

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]

24. The protective fencing and other protection measures specified by condition 23 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 (unless agreed otherwise in writing by the Local Planning Authority). 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,

- 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: BFBLP EN1 and EN20, CSDPD CS7]

25. 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.
- f) Confirmation that routine monitoring site visits are to be undertaken at maximum 4 week intervals by a person suitably qualified and experienced arboriculturalist.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority. 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]

26. 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 in its entirety, 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) Specific methodology for marrying into the existing adopted highway.
- e) 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]

27. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area

28. No development shall commence until a site specific method statement for the implementation of all services located within Root Protection areas of retained trees using trenchless technology only has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) a site layout plan at a minimum scale of 1:200 specifying the proposed location where this methodology is to be used
- b) Specific method to be used
- c) programme for the phasing and timing of works

The development shall be carried out under arboricultural supervision 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]

29. 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).

Implementation

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 out and completed prior to the occupation of any part of the approved development. As a

minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

30. 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. 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.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

31. 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 E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions:
1, 2, 7, 17, 18, 19, 22, and 24.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 3, 4, 5, 6, 8, 9, 10,11, 12, 20, 21, 23, 25, 26, 27, 28, and 29.

04. The following conditions require discharge prior to the occupation of the dwellings hereby approved: 13, 14, 15, and 16.

05. The applicant will require a highway license or 278 legal agreement with the Highway Authority prior to commencement of highway access works.

06. Trees on and adjacent to this site are be protected by Tree Preservation Orders. Therefore detailed written consent must be obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed

works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

07. It should be noted that trees on and/or adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal/ and or pruning of a protected tree or may affect / cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/ alterations to existing ground conditions of any other description near trees. Any pruning, removal of a protected tree as a result of such works, without the necessary consent or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.

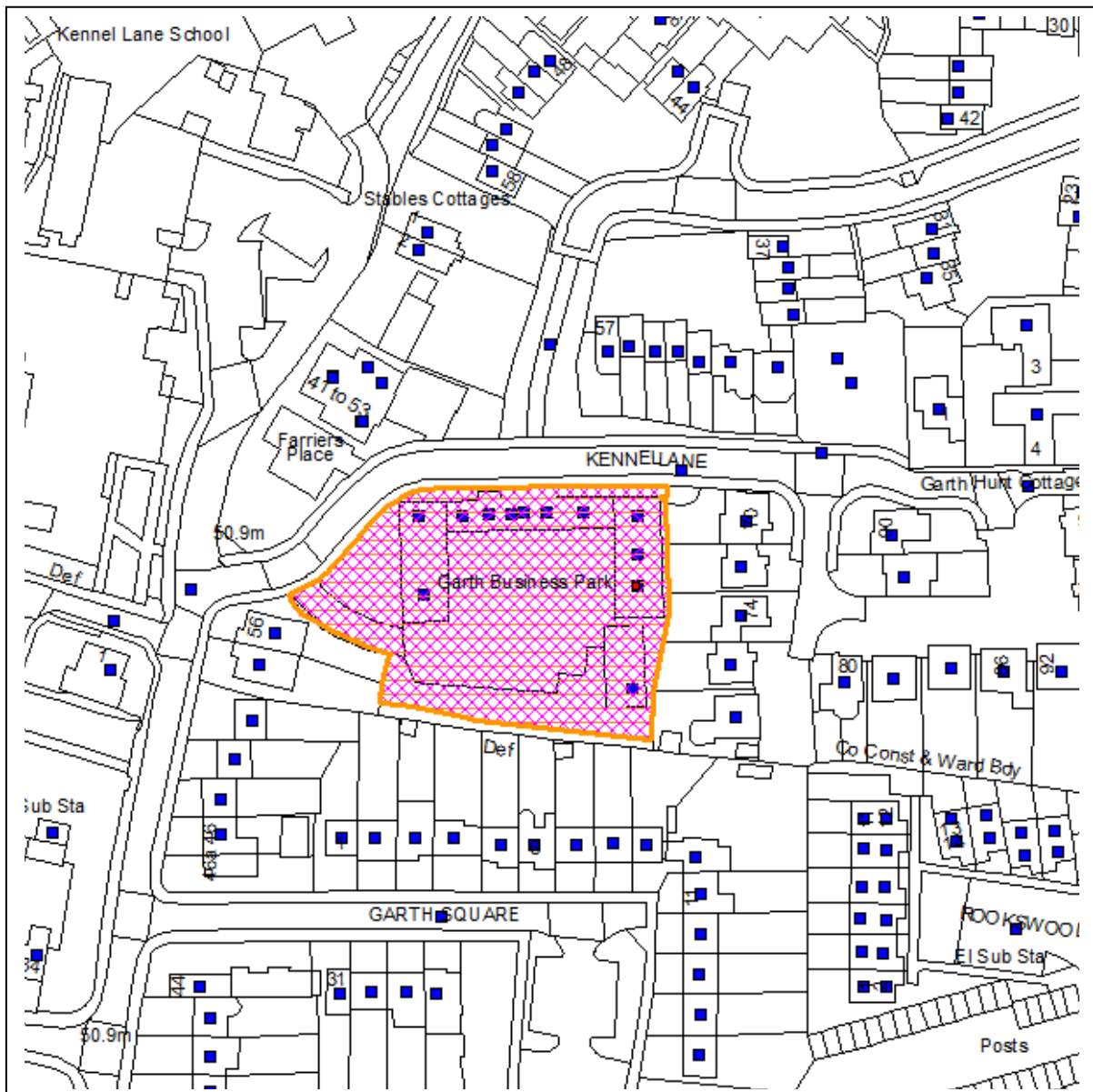
08. The applicant is advised that the proposal does not comply with the Council's standard in respect of the distance from the dwellings to the bin storage area and as such any occupiers will need to carry their bins/refuse to the bin storage area at the front of the site.

In the event of the S106 planning obligation(s) not being completed by 31 August 2017 the Head of Planning be authorised to **REFUSE** the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
16/00391/OUT	Warfield Harvest Ride	3 May 2016	2 August 2016
Site Address:	Garth Works Kennel Lane Warfield Bracknell		
	Berkshire		
Proposal:	Outline application, with details of access and layout, for the erection of 12no. dwellings comprising 8no. apartments and 4no. houses with associated parking and turning, following demolition of existing buildings.		
Applicant:	Sorbon Estates Limited		
Agent:	(There is no agent for this application)		
Case Officer:	Simon Roskilly, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The application provides for the erection of 12no. dwellings consisting of 1 x 1-bedroom flat, 7 x 2-bedroom flats and 4 x 3-bedroom houses along with parking and areas for landscaping. This is an outline application for access and layout only with appearance, scale and landscaping being addressed in any future reserved matters submissions.

1.2 The site comprises previously developed land located within the designated settlement. The layout of the development is considered in keeping with the area and although appearance is a reserved matter illustrative plans suggest the applicant is willing to provide a development that, with appropriate materials, could be sympathetic to its setting. The relationship with adjoining properties is acceptable and the car parking proposed is to the Council's adopted standards. There are no over-riding highway safety implications.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report and a Section 106 legal agreement.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within 5km buffer to the Thames Basin Heaths Special Protection Area
--

TPO 293

3.1 The site is located on the eastern/south-eastern side of Kennel Lane. Access is from the western end of the site via an access road running along the site's rear boundary.

3.2 To the immediate east of the estate lie the residential properties 70-78 Kennel Lane. These have their rear gardens backing on to the eastern boundary of the site and are typical of the majority of the buildings in the area which are modern, two storey buildings of brick and tile construction.

3.3 To the south are the properties of Garth Square, which also have their rear gardens extending up to the southern boundary of the site. On this boundary were a number of trees some of which have been removed, but not those trees protected under TPO 293.

3.4 The northern edge of the estate is bordered by Kennel Lane, to the north of which are further residential properties including a small block of flats known as Farriers Place.

3.5 The site itself is occupied by low-rise commercial buildings arranged in a 'U' shape with its back fronting Kennel Lane. There is also a small single storey purpose built, stand alone office building located in the south east corner of the site.

3.6 Parking for the existing buildings is located on the southern part of the site, and next to the commercial units.

3.7 The buildings themselves are of modest proportions and design and are relatively simple, single storey, brick structures set under a pitched roof. The majority of the buildings are in a poor state of repair.

3.8 The buildings face into the site with only secondary windows on the road frontage.

4. RELEVANT SITE HISTORY

4.1 623351- Erection of 18 no. 2 bedroomed terraced houses and 2 no. 3 bedroomed semi-detached houses following demolition of existing buildings. REFUSED. APPEAL DISMISSED.

4.2 623519- Outline application (including details of means of access) for redevelopment of site for 1262 sq m B1 (Business) floorspace with access from Kennel Lane. APPROVED.

4.3 02/00102/FUL- Erection of 6no. 2 bedroomed flats with associated car parking to the rear of 2 Stable Cottages following demolition of existing building. Erection of single storey building B1 business use building (100sqm) to the rear of 74, 76 & 78 Kennel Lane. APPROVED.

4.4 13/00052/OUT- Outline application, with details of access and layout, for the erection of 11no. 3 bedroom houses with associated parking and turning following demolition of existing buildings. WITHDRAWN.

4.5 13/01015/OUT- Outline application, with details of access and layout, for the erection of 11no. dwellings with associated parking and turning following demolition of existing buildings. REFUSED. APPEAL DISMISSED.

5. THE PROPOSAL

5.1 The applicant has submitted an outline application, with details of access and layout, for the erection of 12no. dwellings comprising 8no. apartments and 4no. houses with associated parking and turning, following demolition of existing buildings. Details of appearance, scale and landscaping are to be addressed in future reserved matters submissions.

5.2 The proposal would use the existing western access off Kennel Lane and provide pedestrian access onto Kennel lane to the north of the site.

5.3 The proposal would provide a mix of detached housing, semi detached housing and a block of flats. The mix of housing would be as follows:

- 1 x 1-bedroom flat
- 7 x 2-bedroom flats; and
- 4 x 3-bedroom houses.

5.4 The proposed houses front west towards a proposed block of flats with the gardens of the houses backing onto nos. 70 through to 78 Kennel Lane.

5.5 The block of 8no. flats would have two pedestrian access points one linking to Kennel Lane and one leading to the site's vehicular access.

5.6 A total of 24no. private car parking spaces are proposed with 2 visitor parking spaces.

5.7 The application has been amended in the course of its consideration.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Recommend Refusal for the following reason:-

Recommend refusal, for the reasons set out below:

1. The sizes of garages proposed do not conform to Bracknell Forest Council's revised Parking Standards Supplementary Planning Document which were adopted in March 2016.
2. The number of visitor parking spaces proposed is insufficient to conform to Bracknell Forest Council's revised Parking Standards Supplementary Planning Document which were adopted in March 2016; 3 are required.
3. No affordable housing is identified.

[Officer Comment: Points 1 and 2 are addressed in section 9 - Transport Implications. However regarding point 3 the threshold for requiring on-site affordable housing has not been met as the scheme proposes 12 dwellings and the threshold is 15 and over]

Other representations:

6.2 Six objections and 1 no. letter of representation have been received. The concerns raised have been summarised below:-

- Adverse impact upon surrounding residential amenity [*Officer Comment: These concerns are addressed under section 9 - Residential Amenity.*]
- Adverse impact upon the character and appearance of the area [*Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.*]
- Lack of parking, traffic and highway safety implications. [*Officer Comment: These concerns are addressed in section 9 - Transport Implications*]
- Noise and Dust [*Officer Comment: Any issues regarding noise and dust will be picked up by conditions with the requirement to provide a demolition and construction management plan to be agreed with Environmental Health and the Local Highway Authority and restrictions on the hours of demolition and construction. Any future issues can also be dealt with under separate health and safety legislation.*]
- Loss of local businesses and why existing office accommodation cannot be converted to residential [*Officer Comment: When the Inspector assessed refused application 13/01015/OUT he did not raise the issue of the small businesses going as being of concern. As such it has been accepted that establishing residential properties on site is acceptable in principle. As it stands a number of Prior Approvals have been granted for office to residential permitted development change of use and this option for site owners still remains in place.*]

6.3 1 no. letter of support has been received making the following points:-

- This proposal represents a long overdue improvement to the area.
- The indicative views show a vast improvement over the existing buildings which are long overdue a major refurbishment.

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

Recommends conditional approval.

Transportation Officer

Recommends conditional approval.

Biodiversity Officer

Recommends conditional approval.

Lead Local Flood Authority

Recommends conditional approval.

Waste Officer

Recommends approval

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Housing	CS16, CS17 of CSDPD, Saved policy H8 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD	Consistent
Trees, Landscape and Biodiversity	Saved policies EN1, EN2 and EN20 (ii) of BFBLP, CS1 and CS7 (iii) of CSDPD	Consistent
SPA	CS14 of CSDPD, NRM6 of SEP, Saved policy E3 of BFBLP	Consistent
Sustainability (resources)	CS10 and CS12 of CSDPD	Consistent
Archaeology	Saved policies BFBLP EN6 and EN7 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Planning Obligations SPD		
Thames Basin Heath Special Protection Area (SPD)		
Streetscene SPD		
Design SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:-

- i. Principle of development
- ii. Impact on character and appearance of the area
- iii. Impact on residential amenity
- iv. Transport implications
- v. Biodiversity
- vi. Sustainability (resources)
- vii. Affordable Housing
- viii. Thames Basin Heaths Special Protection Area
- ix. Drainage
- x. Planning obligations

i. PRINCIPLE OF DEVELOPMENT

Site Allocations Local Plan (SALP)

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). This is also reflected in Policy CP1 of the Borough's Site Allocations Local Plan (SALP), which sets out that a positive approach to considering development proposals which reflect in the presumption in favour of sustainable development as set out in the NPPF should be taken. It states that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. This is in conformity with the NPPF.

9.3 The application proposes the demolition of the existing industrial workshops and the erection of 12 dwellings with associated parking.

9.4 The site is not allocated as a defined employment area, however consideration has been given to the loss of the existing employment generating uses on the site. When assessing the previously refused scheme (13/01015/OUT) the Inspector did not raise the loss of employment uses as a significant concern.

9.5 Policy CS2 of the Core Strategy seeks to guide the location of new development and the Borough has a sustainable approach to managing the location of new development, with a focus on town centres, then previously developed land and then other defined settlements. The policies referred to above are considered to be consistent with the NPPF and as the site constitutes previously development land within a defined settlement, the proposal is acceptable in principle.

9.6 Policy CS15 of the Core Strategy deals with the overall provision of housing. This sets out a housing requirement of 10,780 dwellings across the plan period. The site has not been identified within the SALP and is therefore a windfall site.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

(i) Site Layout

9.7 Policy CS7 of the Core Strategy requires high quality design which in this case should build on the suburban local character, respect local patterns of development, innovative design, enhance landscape and biodiversity, and aid movement and accessibility. Policy EN20 of the Local Plan supports Policy CS7 and sets out how development should be in sympathy with its local environment and appropriate in terms of mass and scale, layout and materials amongst other criteria. These Policies are considered to be consistent with the NPPF.

9.8 Although details of scale and appearance are not submitted for approval at this stage, illustrative street scene drawings have been submitted that show the potential for a scheme to be in keeping when viewed from Kennel Lane, subject to appropriate materials being used.

9.9 The layout is considered to be an improvement on what was previously dismissed at appeal. The layout is considered sympathetic to the area, in so far as the proposed flats mirror the flats on the opposite side of Kennel Lane; and the detached and semi-detached houses are similar in scale and are located within similarly sized plots to the dwellings they back onto at Kennel Lane.

9.10 The level of landscaping and useable amenity space is considered to be acceptable and overall on site there is an adequate balance between hardstanding, landscaping and built form.

9.11 A strip of land south of the site, that was previously shown within the red line plan and subsequently changed, is owned by Bracknell Forest Homes. Trees on both land under the ownership of the applicant and Bracknell Forest Homes were taken out thus removing the screening between Garth Works and the rear of properties at Garth Square. However there is considered to be adequate room left within the ownership of the applicant to provide trees in the form of landscaping that can be assessed at the reserved matters stage.

9.12 The layout of the proposed development is considered to be sympathetic and as such would not adversely impact upon the character and appearance of the area. Details of scale and appearance will be assessed as and when reserved matters are submitted for consideration. As such the proposals would comply with Policies EN1 and EN20 of the Bracknell Forest Local Plan and Policy CS7 of the Core Strategy Development Plan. These policies are considered to be consistent with the NPPF.

iii. RESIDENTIAL AMENITY

9.13 Policy EN20 of the Local Plan seeks to ensure appropriate design but also seeks to ensure that development does not adversely affect the amenity of surrounding properties. This policy is considered to be consistent with the NPPF. It is likely that the loss of the employment uses would improve the amenity of the immediate area. Regard has to be given to the impact of the new development on its neighbours as well as the impact of the development on itself.

9.14 The houses to the east of the site would be two storey in height and would be more than 22m from the rear of existing properties (70 – 78 Kennel Lane). Therefore the back to back distances meet the guidelines in the Design SPD.

9.15 The proposed block of flats could result in overlooking of the rear garden at no. 56 Kennel Lane however the floor plans would be submitted under reserved matters and the applicant has indicated that there would be no habitable windows facing the rear garden in question. Therefore any reserved matters submission could be conditioned.

9.16 The proposed layout has been set out so that there would be no adverse impact upon future occupiers with there being ample relief between the proposed flats and the houses.

9.17 The layout as proposed, following future receipt of acceptable reserved matters submissions, would not result in any unacceptable adverse impacts upon residential amenity. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN20 and the NPPF.

iv. TRANSPORT IMPLICATIONS

Access

9.18 The site takes access off Kennel Lane, an adopted residential road which is subject to a 30mph speed limit, though vehicle speeds are likely to be below the posted speed limit due to the nearby school and the residential character of the area. The applicant has carried out a speed survey close to the site and recorded 85th percentile vehicle speeds of 14.5mph eastbound and 13.7mph westbound which support this notion.

9.19 The Highway Authority has visited the site and while on-street parking was observed along Kennel Lane, there are sufficient gaps for vehicles to pull in and wait for others to pass. Kennel Lane currently provides access to an SEN school and numerous residential properties. The potential traffic generated by this residential use would not be detrimental to highway safety, particularly as the current permitted use of the site, as the Garth Business Estate is a material consideration.

9.20 The existing access is to be utilised and a 4.8 metre wide access road is shown on the latest Proposed Block Plan (drawing 290_pln_601_G). This plan shows an acceptable access and internal road layout which would allow for refuse vehicles to enter and exit the site safely. This has been confirmed by the Council's Waste Officer who has also confirmed that the scheme would provide adequate on site refuse storage.

9.21 The proposed visibility splays within this residential area are based on the recorded vehicles speeds and visibility splays of 2.4m x 32m and 2.4m x 19.1m are achievable to the east and west of the access, respectively. Visibility splays are partly outside of the highway, but within the red line site area and could therefore be secured by planning condition. The access should not be gated to enable access for waste.

9.22 There are footways along both sides of Kennel Lane and adopted lit cycle routes heading north through the estate towards Harvest Ride. The 162 and 162A bus services operate along Kennel Lane and further bus stops along Newport Drive are a short walk from the site. A footpath is proposed and this would assist with access northwards.

Parking

9.23 Twenty six parking spaces, including 2 visitor spaces are to be provided for the 7 no. 2 bed apartments, one no. one-bed apartment and 4 no. 3-bed houses being proposed. This complies with the Council's parking standards (2016).

9.24 The proposed residential parking includes garages and these are shown on drawing 290_pln_601_G with internal dimensions of 3.6 metres by 7.5 metres which complies with the current standards to be counted as a vehicle parking space plus space for storage. Separate cycle parking in rear garden sheds or similar should be provided. A cycle store is proposed for the apartments to incorporate 16 cycle spaces to comply with the parking standards and details of the type of cycle rack have been provided to demonstrate that adequate provision can be achieved.

9.25 The applicant carried out a parking beat survey in the local area during two 3-hour morning and afternoon/evening periods and this identifies that on-street parking usage peaks at 75% occupancy during school drop-off and pick-up periods. Clearly, this parking survey was limited to certain hours for one day back in 2013 and thus is a snapshot which may not reflect the current

parking situation. The Highway Authority visited the site at around 8am on 2nd June 2016 and while this was half-term, the observed parking was similar to the survey with cars parked on the northern side of Kennel Lane to the east of the site. Residential and visitor parking is being provided to comply with the Council's parking standards and therefore the proposed development would not result in over-spill parking.

9.26 The parking spaces are shown on drawing 290_pln_601_G as 2.5m by 4.8m with 6m of access/manoeuvring space and this complies with current standards. Parking areas should be suitably surfaced, drained and lit. Each of the houses is shown on drawing 290_pln_601_G as having a path to the front door and rear pedestrian access for bin and cycle storage could be achieved.

Trips

9.27 The applicant's transport statement notes that the proposed residential development could generate 73 two-way movements over the course of a typical day with 7 or 8 of these in both the morning and evening peak periods.

9.28 The Garth Business Estate provides several business units currently occupied by carpet, doors and Kung-Fu businesses and there is a vehicle repair centre. Clearly, this current use generates traffic and parking. While the applicant has not surveyed this site, they have applied the industry practice using data from sites already surveyed to identify the potential for this site to generate around 81 movements per day. The proposed residential development could therefore generate fewer trips than the current permitted use of the site.

9.29 To conclude, with suitable conditions, the proposal is not considered to result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

v. BIODIVERSITY

9.30 The bat survey report has concluded that there is no evidence of bats roosting in the existing buildings. The report does recommend that lighting is avoided within the site and that new planting on the site uses native species to support the existing bat foraging that is likely to occur around the site.

9.31 Therefore, one condition is recommended to assess any on-site lighting that might be required in the future in order to support the protection of biodiversity in line with current policy and the NPPF. Details regarding planting can be assessed and sought if necessary following the submission of the relevant landscaping reserved matters application.

9.32 In summary the application in its current state, subject to a condition and successful reserved matters submissions, does demonstrate that it protects and enhances biodiversity and as such is compliant with Core Strategy policy CS1 and the NPPF.

vi. SUSTAINABILITY (RESOURCES)

9.33 Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposal would restrict water usage on site to 110 litres per person per day.

9.34 A Sustainability Statement has been provided setting out how the water usage on site would be restricted to 110 litres per person per day. Therefore subject to conditions the proposal complies with Policy CS10.

9.35 Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation.

9.36 As highlighted in the Council's Sustainable Resource Management Supplementary Planning Document (Oct 2008), an energy demand assessment should include the following:

- A prediction of the energy demand (in kWh) and carbon emissions (in kg/CO₂) for the site;
- List of assumptions used i.e. whether these have come from Building Regulations or benchmarks;
- Details of energy efficiency measures;
- A prediction of the energy demand and carbon emissions for the site taking into account energy efficiency measures;
- A feasibility study for all relevant renewable energy technologies;
- The choice of renewable energy systems proposed and the associated energy and carbon savings.

9.37 The applicant has submitted a 'Sustainability Statement'. This sets out the applicant's approach in meeting the requirements of policy CS12. Having read this report we have the following concerns. The applicant seeks to reduce the development's CO₂ emissions by 33% as a result of a fabric first approach taking into account Building Regulation calculations Part L 2013. This would exceed the requirement of part A of Policy CS12 however the applicant goes on to state that via use of solar PV panels the Carbon emissions would be reduce by a further 20.46%. This is welcomed but the policy seeks an energy demand reduction of 20%. These figures would have to be converted.

9.38 As such if the application were to be approved, conditions could be put in place to make sure Policy CS12 is met.

9.39 Further guidance on how to address the requirements of policies CS10 and CS12 can be found in the Council's Sustainable Resource Management SPD- 2008 (<http://www.bracknell-forest.gov.uk/srm>)

vii. AFFORDABLE HOUSING

9.40 CSDPD Policy CS17 and BFBLP Policy H8 seek the provision of a level of affordable housing on suitable development sites, taking account of the economics of provision. The policies are consistent with the NPPF.

9.41 As the scheme would provide 12no. dwellings on site it would not trigger the threshold which is 15 net, and as such affordable housing would not be required.

viii. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

9.42 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 4.3 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.43 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special

Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.44 In this instance, the development would result in a net increase of 12no. dwellings which results in a total SANG contribution of £21,112.

9.45 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. The SAMM contribution is £6,925.

9.46 The total SPA related financial contribution for this proposal will be £28,037. The applicant will need to agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, the Planning Obligations SPD and the NPPF.

Habitats Regulations Assessment

9.47 A Habitats Regulations Assessment is required for this development in accordance with the Habitats Regulations 2010 (as amended). Absent any appropriate avoidance and mitigation measures the Habitats Regulations Assessment will conclude that the development is likely to have a significant effect upon the integrity of the SPA with the result that the Council would be required to refuse a planning application.

9.48 Provided that the applicant is prepared to make a financial contribution (see paragraph 9.42 above) towards the costs of SPA avoidance and mitigation measures, the application will be in accordance with the SPA mitigation requirements as set out in the relevant policies above.

9.49 The Council is convinced, following consultation with Natural England, that the above measures will prevent an adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species Regulations (2010) as amended, and permission may be granted.

ix. DRAINAGE

9.50 The principles of on-site drainage, as set out by the applicant, are considered acceptable however further detailed design will be required before the development is commenced. These details could be requested by way of suitably worded conditions.

x. PLANNING OBLIGATIONS

9.51 The proposal would be CIL liable. The application site lies within the zone of the Northern Parishes. In the event of a reserved matters planning permission being granted, a CIL Liability Notice (CLN) will be issued for the development.

9.52 The following obligations will be included within a Section 106 Legal Agreement:-

- Thames Basin Heaths SPA mitigation.

10. CONCLUSIONS

10.1 This site is a previously developed site located within the settlement and therefore the proposed development is considered to be acceptable in principle. The 12no. dwellings would contribute to the Council's housing supply which is a material consideration.

10.2 A number of objections were received. The report has sought to address the matters they raise.

10.3 In terms of visual character, although scale and appearance will be addressed under future reserved matters submissions, the layout is considered to be sympathetic.

10.4 The proposed vehicular access to the site, parking layout and number of on-site spaces are acceptable to the Highway Authority subject to conditions.

10.5 The impact of the proposal on the living conditions of both the occupiers of nearby properties and future occupants, in terms of the proposed flats and houses, parking and access, has been carefully considered. The scheme is considered acceptable in this regard.

10.6 It is concluded that the proposed development provides residential accommodation without compromising the character and appearance of the area, residential amenity or highway safety. The outline application is therefore recommended for approval subject to appropriate conditions and the completion of a Section 106 legal agreement to secure the matters referred to in Section 9(x).

11. RECOMMENDATION

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;

That the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990

02. Approval of the details of the scale of the buildings(s), appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

- Proposed Block Plan 290_pln_601/G 02.06.17
- Proposed Site Layout 290_pln_605/D 02.06.17

REASON: To ensure that the development is carried out only as approved by the local Planning

05. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. 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]

06. 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]

07. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include control of dust, smell, and other effluvia and also vehicle routing and delivery times. The approved scheme shall be performed, observed and complied with.

REASON: In the interest of amenity.

08. Demolition or construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs 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.

REASON: In the interest of amenity.

09. 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) specifications of control of noise arrangements for construction and demolition.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (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 or as may otherwise be agreed in writing by the Local Planning Authority.

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

10. No development shall take place until details in respect of measures to:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
- (b) Minimise the pollution potential of unavoidable waste;

(c) Dispose of unavoidable waste in an environmentally acceptable manner; have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of all building operations.
REASON: In the interest of amenity.

11. The development hereby permitted shall be implemented in accordance with the water efficiency measures as set out in the Sustainability Statement dated 14th April 2016 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]

12. 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]

13. The development hereby permitted shall not be commenced until details for the design of the sustainable drainage scheme in accordance with the submitted drainage strategy (reference: 'Odyssey Markides Technical Note Dated June 2017) have been submitted to and approved in writing by the local planning authority. The details shall include:-
- Proposed permeable paving
REASON: To prevent the increased risk of flooding
[Relevant Policy: Planning Practice Guide 'Flood Risk and Coastal Change' as amended 15/04/2015]

14. No building hereby permitted shall be occupied until details of the management regime to be employed for the purposes of implementing and maintaining the drainage scheme, as set out in the 'Odyssey Markides Technical Note Dated June 2017', has been submitted to and approved in writing by the Local Planning Authority. Thereafter the on-going maintenance will be carried out by the agreed parties.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding
[Relevant Plans and Policies: CSDPD CS1]

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 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.

16. 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]

17. 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]

18. No dwelling shall be occupied until the associated vehicle parking 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]

19. The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BFBLP M9]

20. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing(s)/detail(s).

REASON: In order to ensure bicycle facilities are provided.

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

21. 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]

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. No development 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 protective barrier/s.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s of site specific 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.
- 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.

24. Within a period of 5 years from the completion of the development: -

- a) No retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed.
- b) Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding biodiversity.

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

25. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To 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: -

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

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]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions: 3, 4, 6, 8, 11, 19, 21, 22 and 24.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 1, 2, 5, 7, 9, 10, 12, 13, 15, 23 and 25.

04. The following conditions require discharge prior to the occupation of the dwellings hereby approved: 14, 16, 17, 18 and 20.

05. The applicant will require a highway license or 278 legal agreement with the Highway Authority prior to commencement of highway access works.

In the event of the S106 planning obligation(s) not being completed by 22nd August 2017, the Head of Planning be authorised to extend this period or **REFUSE** the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

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ITEM NO:

Application No.
16/00914/FUL

Ward:
Crowthorne

Date Registered:
20 September
2016

Target Decision Date:
20 December 2016

Site Address:

**Land At Lower Broadmoor Road and Cricket Field
Grove Crowthorne Berkshire**

Proposal:

Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road.

Applicant:

Mr Nick Keeley

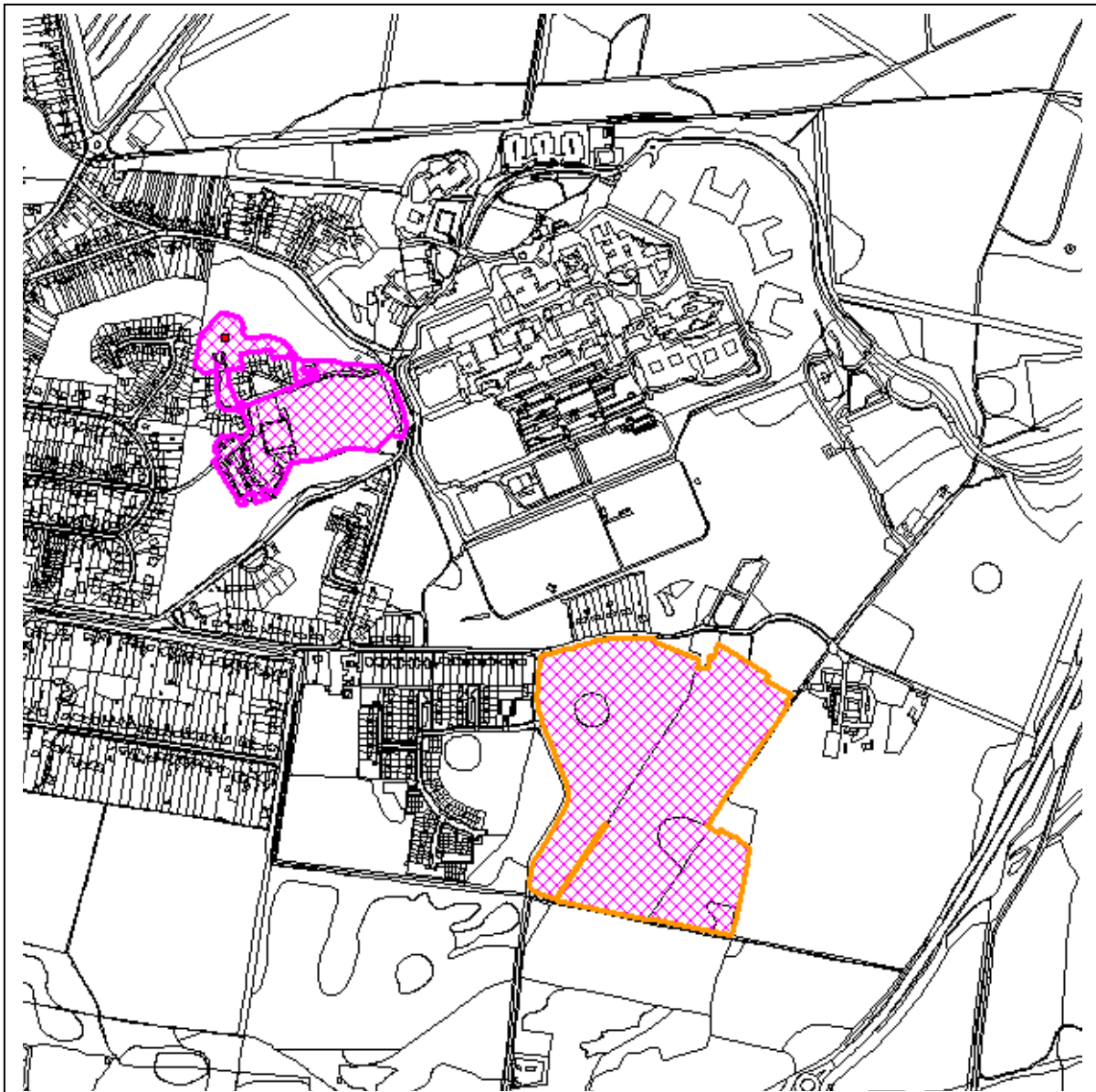
Agent:

(There is no agent for this application)

Case Officer:

Sarah Fryer, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



1. SUMMARY

1.1. This application seeks planning permission to develop an allocated site for residential development including relocation of sports pitches and new SANG.

1.2. The residential element is an allocated site within the settlement boundary and therefore considered acceptable in principle. The proposal is considered acceptable in terms of layout, design, landscape and its impact on character and parking is provided in accordance with the Councils parking standards.

1.3. The sports pitches with improved changing facilities will provide adequate replacement and compensation for the existing provision at Cricket Field Grove. Sport England has no objection. Recreational use is an acceptable use in the countryside.

1.4. The proposed SANG is of adequate size with the required 2.3km circular walk. This is considered to provide adequate mitigation for the location of the proposal within 400m to 5km of the SPA.

1.5. Affordable housing, details of the lease for the sports pitches, off site footpath improvements to improve connectivity and details of the SPA mitigation will be secured through a S106 agreement.

RECOMMENDATION
Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1. The application has been reported to the Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Historic Park and Garden Part of the site is within the settlement boundary. Part of the site is within 400m of the SPA

3.1 The application consists of a residential scheme on an area of land comprising 4.38ha located off Cricket Field Grove, and sports pitches and a SANG located on land south of Lower Broadmoor Road, Crowthorne.

3.2 The site is spread over two areas, Cricket Field Grove and land off Lower Broadmoor Road.

Cricket Field Grove

3.3 This aspect of the application comprises of an area of land currently consisting of sports pitches, bowling green, informal areas of parking, and flats used by staff at the adjoining Broadmoor Hospital. The site lies within the designated historic park and garden of Broadmoor and the Grade II listed hospital buildings are located to the east of the site. To the north and north-west, are two storey semi-detached and terraced residential properties with access from Cricket Field Grove. These dwellings are brick with tile construction with central chimneys, set back from the highway behind small gardens. The properties generally do not have on site parking; which is provided within communal areas, some containing garage blocks, to the front or rear of the properties.

3.4 To the south of the site the land falls away dramatically to Chaplains Hill, and is covered with woodland. This woodland band wraps around the south western corner of the site and separates it from the residential properties on Furze Hill Crescent. A public footpath (F6) connects the site with this residential development and provides a footpath link to the village centre.

Lower Broadmoor Road

3.5 The sports pitches would be relocated to the south of lower Broadmoor Road, opposite numbers 81-99 (odd) Lower Broadmoor Road. The site consists of grassland dissected by hedgerows and ditches. Within the site, in the north western corner is a raised mound covered in trees. The site generally falls to the east and south, and formed part of the agricultural holding associated with Lower Broadmoor Farm, the buildings of which are located to the east.

3.6 To the north, on the opposite side of Lower Broadmoor Road are semi-detached dwellings, beyond which is the brick wall which encloses Broadmoor hospital and dominates the character of the area. The housing estate off South Meadow is located to the west of the site, with open land to the south.

4. RELEVANT SITE HISTORY

4.1 Cricket Field Grove
None Relevant

4.2 Lower Broadmoor Road
None Relevant

5. THE PROPOSAL

Cricket Field Grove

5. 1 Off Cricket Field Grove the application seeks full planning permission for the erection of 130 dwellings consisting of detached, semi-detached and terraced houses comprising 2 storey and 2.5 storey dwellings, and two blocks containing one and two bedroomed apartments.

5. 2 The dwellings would be located on what is now the playing fields and bowling green in three blocks. Amendments have been received, reducing the number of units to 130. Alterations have been made to the layout and changes made to the design and appearance of the properties following consultation comments.

5. 3 The flats would be located on the site of the existing nurses' accommodation. These 3 storey buildings would be replaced with two, three storey blocks incorporating bin and bike stores with parking to the rear, where the existing garages are located.

5. 4 It is proposed to demolish the existing sports pavilion located to the north of Cricket Field Grove. This area along with the hardsurfaced areas along site Cricket Field Grove would be landscaped to provide open space.

Lower Broadmoor Road

5. 5 It is proposed to replace the sports pitches to this area with a new purpose built changing rooms and facilities. The sports provision consists of a full sized rugby pitch with a training pitch (which can also be used for junior football), changing rooms for the home and away teams and match officials, storage and a social area. An area of off street parking providing 32 spaces for the sports pitches and 8 spaces for the SANG would be located to the west of the sports buildings. Vehicle access would be from Lower Broadmoor Road, via a new access.

5.6 In addition to the sports pitches a SANG is proposed. This would have an area of 11ha, incorporating a 2.3km walk with associated signage and features. The SANG has the potential to be extended should the need arise from further development of the Broadmoor site.

6. REPRESENTATIONS RECEIVED

6.1 A total of 9 representations have been received from residents of surrounding properties. These consist of 6 objections, 1 in support and 2 providing comments. The comments can be summarised as follows:-

- Proposal does nothing to support Crowthorne's needs
- Design is dull with no reference to neighboring Grade I listed hospital [Officer Note: The Hospital and Gardens are Grade II Listed]
- No provision for affordable housing
- Viability assessment clearly indicates where the houses will be marketed (existing London buyers looking to downsize) and contains inaccurate information. If prices were increased to London values, this would improve return on site and enable more affordable housing to be provided.
- Too dense for the area
- Traffic will be a problem. The area already suffers from congestion.
- Lack of services – schools and doctors are already full.
- The design and appearance does not reflect the historic setting which should be preserved in a rural location.
- Crowthorne's Character should be valued and protected.
- Playing fields should remain as a playing field
- Plan completely disregards environment currently enjoyed by residents which is a nice quiet estate.
- Flooding is a problem on Lower Broadmoor Road.
- The sports pitches will result in an increase in anti-social behavior
- Highway safety issues as a result of vehicles turning into/ leaving sports pitches and SANG site.

Crowthorne Rugby Club

6.2 Supports the proposal as the proposed sports pitches are viewed as a definite improvement on the pitch and facilities formerly used at Cricket Field Grove.

Berkshire Gardens Trust

6.3 The application impacts upon the designated Grade II Park and Garden. The inclusion of this site on the national register is a material consideration.

6.4 Wishes to draw attention to the comments by Historic England and whether there will be any harm to the significance of the setting of the designated landscape.

Crowthorne Parish Council

6.5 Recommends approval however requests that the following points be looked at:

- The number of affordable houses in relation to the total number [of dwellings]
- Provision should be made for key workers

7. SUMMARY OF CONSULTATION RESPONSES

Sports England

7.1 Following amendments increasing the storage associated with the building, and information regarding vehicular access across the ditch, Sport England has no objection, subject to details of the lease of the pitches being secured by the S106.

Historic England

7.2 The revised layout plan pulls the development back slightly from Chaplains Hill making it less visible on the approach to Broadmoor Hospital. Whilst there would still be a degree of harm to the setting of the grade II listed Hospital and the grade II registered park, it is for the Local Planning Authority to balance the remaining harm against public benefit and as such Historic England has no objection to the application on heritage grounds.

7.3 Due to the existing built form along Lower Broadmoor Road Historic England has no objection to the proposed sports pitches and changing facilities.

Berkshire Archaeology

7.4 Chapter 8 of the Environmental Statement provides a fair assessment of the known and potential archaeological resources around and within the application area. Berkshire Archaeology is therefore content that adequate information has been provided with the application to assess the archaeological implications of the proposal. A condition requiring a programme of archaeological investigation will be required.

Natural England

7.5 With the understanding that the application strictly complies with the particulars of their SANG management plan, Natural England does not object.

Conservation Advisor

7.6 Given the allocation of Cricket Grove Road (Area A) for residential development and the retention of screening of the site there are no objections in principal to the proposed development subject to recommended planning conditions.

7.7 In addition, given the nature of the development on the land off Lower Broadmoor Road (Area B) and the lack of proposed floodlighting there are no objections in principal to the proposed development subject to recommended planning conditions.

Highways

7.8 Following submission of amended details, no objection subject to conditions and footpath improvements.

Lead Local Flood Authority

7.9 Has recommended conditions.

Bio-diversity Officer

7.10 Has concerns regarding the proximity of the development to the woodland edge.

SPA

7.11 Proposed SANG provides suitable mitigation to protect the integrity of the SPA.

Landscape Officer

7.12 The layout should not encroach into the RPAs of the trees around the site which are identified within the Landscape and Visual Impact Assessment (LVIA) as a key feature.

7.13 The LVIA has assessed the harm on the landscape, with the urban proposal at Cricket Field Grove as having minimal to moderate significance whilst the proposals at Lower Broadmoor road are considered to have minimal significance.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the application and the associated policies are:

	Development Plan	NPPF
General policies	CP1 of SALP: Presumption in favour of sustainable development CS1 of CSDPD: Sustainable Development Principles CS2 of the CSDPD: Locational Principles	Consistent. (Para. 14 of the NPPF)
Housing	CS15 of the CSDPD: overall housing provision	Not consistent with the NPPF as it does not represent an 'objective assessment of need', and therefore carries little weight.
Housing	SA2 of the SADPD : Other lands within defines settlements	Consistent: NPPF importance of plan lead approach.
Affordable housing/ Mix	CS16 of the CSDPD: Housing Needs of the Community CS17 of the CSDPD: Affordable Housing	Consistent. (Para. 50 of the NPPF).
Recreation	CSDPD Policy CS8: Recreation and Culture	Consistent with paras. 72 & 74 of the NPPF.
Design & Character	CS1 (viii) of the CSDPD CS7 (i) & (iii) of CSDPD: Design Saved policy EN20 (i) of BFBLP: Design considerations in new development	Consistent with para. 17, 56, and 109 of the NPPF.
Open Space	CSDPD Policy CS8: Recreation and	Consistent with paras. 72 &

provision	Culture Saved Policy R4 of the BFBLP: Provision of open space of public value	74 of the NPPF. Consistent with the NPPF Chapter 8.
Conservation	Saved policy EN12: Historic parks and gardens	Consistent with NPPF (Para. 131)
Noise	Saved Policy EN25 of the BFBLP: Noise and other pollution	This is considered to be consistent with paras. 17(4), 17(7) and 109(4) of the NPPF.
SPA	SEP Policy NRM6: Thames Basin Heaths Special Protection Area CSDPD Policy CS14: Thames Basin Heaths Special Protection Area Saved Policy EN3 of the BFBLP: Nature Conservation	Consistent with the NPPF (Chapter 11)
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Design SPD (2017)		
Street scene SPD ()		
Other publications		
National Planning Policy Framework (NPPF) Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Historic England Good Practice Advice in Planning Note 4: Tall Buildings Sport England's Exception Policy Character Area Assessments Chapter 3: Crowthorne Bracknell Forest Borough Landscape Character Assessment (LUC) 2015		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Design and Layout
- iii. Impact upon character of the area
- iv. Impact on the setting of listed buildings
- v. Residential Amenity
- vi. Transportation
- vii. Ecology
- viii. Drainage
- ix. Archaeology
- x. Trees and landscaping
- xi. Relocation of sports pitches
- xii. Securing necessary infrastructure / CIL
- xiii. Thames Basin Heaths Special Protection Areas (SPA)

- xiv. Affordable Housing
- xv. Sustainability Issues
- xvi. Waste management

i. Principle of Development

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration.

9.2 Paragraph 14 of the NPPF sets out that for decision takers this means:

- a. approving development proposals that accord with the development plan without delay, and
- b. where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- c. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits assessed against the policies in this Framework taken as a whole: or
- d. specific policies in this Framework indicate development should be restricted.

9.3 The BFC Site Allocations Local Plan (SALP) proposes a number of development allocations to accommodate growth within Bracknell Forest Borough. Cricket Field Grove is allocated under Policy SA2: Other Land within Defined Settlements, with an estimated capacity of 145 dwellings. Appendix 4 of the SALP, sets out a number of requirements for the development within the Cricket Field Grove area, including:

9.4 -Having regard to the location of the site within Crowthorne Area D of the Character Areas Assessments Supplementary Planning Document

- a. Provision of open space
- b. Provision of affordable housing
- c. Respect the setting of the Historic Park and Garden
- d. Relocation of the recreation ground
- e. Provision of a bespoke SANG

9.5 The principle of the proposed residential development is therefore acceptable, subject to the impact upon the historical setting, appearance, highway safety and other issues as discussed below.

The proposed development of the sports pitches and SANG

9.6 Policy CS8 of the CSDPD permits development which retains, improves or maintains existing recreational facilities. To offset the loss of the sports pitches on the Cricket Field Grove site alternative provision needs to be provided to accord with Policy SA4 of the SALP. In this instance this is proposed to be on the land south of Lower Broadmoor Road.

9.7 Policies CS9 of the CSDPD and 'Saved' Policy EN8 of the BFBLP seek to protect the countryside for its own sake. Policy EN8 lists types of development which are considered to be suitable within the Countryside including criterion (v) (a) 'recreational development suitable in the Countryside'.

9.8 The SANG is required to provide mitigation and creates a publically assessable space for recreational walks. Accordingly, subject to being acceptable in terms of other Policies and the NPPF, including considerations around the location within the Historic Park and Garden, the principle of relocating the sports pitches and the proposed SANG development within the countryside is acceptable.

ii. Design and layout

9.9 Policy CS7 of the CSDPD seeks a high quality of design for all development In Bracknell Forest. This should be achieved by building upon the local character, respecting local patterns of development and enhancing the landscape.

Cricket Field Grove

9.10 This aspect of the proposal consists of the residential units.

Layout

9.11 The proposed layout consists of four main blocks. To the east, closest to Crowthorne, and where the existing staff accommodation is located, would be the two proposed blocks of flats. These have a curved parking area on the western side of the buildings on the footprint of the existing garages and car parking.

9.12 The flats are four storey in height, using the lower land levels in this area of the site. The two blocks are curved forming a crescent to the west of a group of trees (G13) which, with the exception of three trees, are to be retained.

9.13 To the north of the flats, and on the footprint of a block of garages, are proposed three FoGs (flats over garages). The main parking for the flats is proposed to the west of the flats in the form of a crescent, with access from the existing Cricket Field Grove.

9.14 To the east of the proposed flats are three blocks of dwellings with vehicle access provided by two new vehicle access points from Cricket Field Grove. All properties face onto the road with access to the rear gardens, either through the car ports or separate pedestrian accesses.

9.15 Dwellings have been set away from the wooded area to the south, with separation provided by the access road. Dwellings have been set back from Cricket Field Grove, due to the northern section of the site being located with 400m of the SPA where residential development is prohibited due to the impact upon the SPA. This has left an area of open space, part of the passive open space required for this site, overlooked by dwellings located to the south.

9.16 To the north of Cricket Field grove the informal parking and derelict sports pavilion are proposed to be removed and landscaped. A trim trail is proposed within the wooded area and details of the landscaping and trim trail would be secured by the landscaping condition. This will be an improvement to the appearance of the area.

9.17 Accordingly the layout is considered acceptable.

Design and appearance

9.18 The flats are four stories in height and of a contemporary design with flat roofs and strong vertical features. The influence from Broadmoor is evident within the design through the use of contrasting brickwork picking up detail around the windows and covered balconies, with strong horizontal lines also picked out in a different material. The top floor would be clad in a different material, breaking up the mass of the blocks.



9.19 The dwellings consist of two and two and a half storey properties, with the latter having rooms within the roof space. Amended plans have been received addressing officers initial concerns regarding the roof to wall proportions of the 2.5 storey properties and increasing the height of the Alverstan House type which are used to address corners within the development. The use of render has also been withdrawn from the pallet of materials.



9.20 Like the blocks of apartments, the design and appearance of the dwellings has picked up on the use of contrasting bricks within Broadmoor. This is interpreted within the houses as horizontal bands to the walls of the properties and contrasting brickwork around the windows.

9.21 The existing dwellings on Cricket Field Grove are plain two storey semi-detached or terraced dwellings dating from around the mid to late 20thC. Whilst Broadmoor has some more elaborate architectural details, it is considered that if these were to be replicated within the proposal, it would look out of character with respect to the plainer architectural styles of the existing dwellings. The proposed design is considered acceptable within the context of the surrounding area.

Conclusion

9.22 The layout, design and appearance of the proposed dwellings and apartment blocks are considered acceptable. They pick up on characteristic and design elements from the adjoining listed Broadmoor Hospital, whilst respecting the more muted and simpler design of the surrounding residential properties.

9.23 The layout provides some buffering to the surrounding trees, and respects the SPA protection area. The dwellings have a good relationship with the highways through the site

and there is a variety of solutions used to accommodate off street parking.

Land at Lower Broadmoor Road

- 9.24 The only built form on this part of the application site is the proposed combined club house and changing facilities. This consists of a single storey building with a height to the ridge of 4.8m and a maximum length of 19.7m. Amended plans have been received incorporating an externally accessed storage area to the building.
- 9.25 The design is functional with a pitched roof and canopy to the front of the building. Floor to ceiling windows provide light and views to the seating and serving area, whilst a gable detail above the main entrance breaks up the eaves line and provides legibility. The design and appearance of the building is considered acceptable.

iii Impact upon the Character of the area

Cricket Field Grove

- 9.26 Chapter 3 (Crowthorne) of the Character Areas SPD includes the site at Cricket Field Grove (area D- East Crowthorne). This states that the '*elevated position of Broadmoor is a strong influence on the area and its high walls and historic building terminates many of the local vistas.*' (pg. 30).
- 9.27 This character of the application site is presently defined by the open flat sports playing field surrounded by trees to the north and south, the built form of Broadmoor to the east and the existing staff accommodation to the west. The areas of woodland and tree belts enclose the site, preventing long views into and out of it. These are considered a key and important characteristic of this area of Crowthorne.
- 9.28 The proposal will have an effect upon the character and appearance of the site; replacing the open playing field with a residential estate. However, it is allocated for residential development within the adopted SALP. A Landscape and Visual Impact Assessment has been submitted as part of the Environmental Statement. This concludes that this aspect of the development will have minimal significance as due to the proximity to the urban area. From outside the site, the proposed development will be screened from view and, where it is visible, new housing will not be prominent in view or appear 'out of place' in the context of existing built development.
- 9.29 The built form of the development has been pulled back from the Broadmoor side, to maintain the open semi-rural approach from Chaplains Hill to the main hospital. The woodlands and surrounding tree belts have been respected and retained. Amended plans have removed parking, which would necessitate the removal of a number of mature trees flanking the right of way linking the site from Furze Hill Crescent. Built form and highways have been moved out of the RPAs unless they are replacing an existing building (i.e. there is already construction within the RPA).
- 9.30 Accordingly whilst the open nature of the sports playing field will be lost, the woodland and tree belts would be maintained. In addition, through setting development away from the historic buildings and form of Broadmoor, the dominance and influence this building has on the character of the area is preserved.

Lower Broadmoor Road

- 9.31 The application site falls within area B1: Crowthorne/ Sandhurst Heathland Mosaic within the LUC Landscape Character Assessment (LCA) (2015).
- 9.32 Specific features noted by the Assessment include open grasslands separated by hedgerows, with some individual groups of trees. One striking feature is a small tree

covered hillock, located in the northwestern corner of this part of the application site. The LCA also notes that the valued features of the character area include areas of recreation.

- 9.33 The development on this element of the site is for recreational purposes only. The changes to accommodate the SANG will complement the existing character, and will only be evident by the formalisation of some features (footpaths, benches, signage) but will ultimately seek to preserve the open character and natural features of the area. It is considered that these changes would maintain the character and valued features of the area as specified within the LCA.
- 9.34 Hardsurfaced areas to provide car-parking are proposed to the west of the building to provide parking for visitors to the SANG and users of the sports facility. This is low level and therefore would not have a significant impact upon the character or appearance of the area. In addition the location adjacent to the road and existing built form reduces the impact upon the wider landscape.
- 9.35 The proposed sports pitches would result in a greater change in character through the manicured turf, erection of the clubhouse and parking area. Whilst this would have some impact upon the area's character, much of it is low level and therefore would not be noticeable from the wider area. The built form, whilst out of character with the open rural setting, is located close to the dwellings on the north side of Lower Broadmoor Road. In comparison with the historic institutional buildings of Broadmoor the low position of these buildings reduces their prominence and impact upon the wider character of the landscape. The built form of Broadmoor therefore retains its significance and accordingly the proposal is not considered to significantly affect the character and appearance of the area.

Conclusion

- 9.36 It is therefore considered that due to the retained woodland areas which limit views of the residential element, the proposal would not significantly affect the character of the area. The nature of the proposals off Lower Broadmoor Road and the limited development in this location reduce the impact upon the wider character. Both elements of the proposal maintain the built form of Broadmoor as the principal built form in the area. Accordingly the proposals are not considered to significantly affect the character of the landscape or area.

ix. Impact on the setting of listed buildings

- 9.37 The Broadmoor Hospital Gardens and grounds form a Grade II Registered Historic Park and Garden and have been included on Historic England's 'At Risk' Register of Historic Parks and Gardens.
- 9.38 Broadmoor Hospital at the eastern edge of the village of Crowthorne is a c.130 hectare site, bounded largely by sandy woodland, including Crowthorne Wood to the north and Edgebarrow Woods to the south-west. The north-west corner of the site, on which the buildings stand, occupies the summit of a steep, south-east-facing ridge, descending in large terraces and levelling out at the bottom of them to encompass the kitchen garden and surrounding farmland which occupy the majority of the site to the south. The setting is wooded and suburban, with associated former staff housing and the village of Crowthorne close by to the west, the settlements of Owlsmoor and College Town to the south, and the contemporary Wellington College and its grounds lying close by to the south-west. Long views extend from the ridge out into the Surrey countryside to the south and south-west.
- 9.39 The undulating park surrounds the secure area to the west, south and east. The lower areas to the south and east seemingly cover the former Broadmoor Bog (Map of Sandhurst, 1799), with the western area running north up Lodge Hill. The open farmland to the south and east is largely laid to pasture and enclosed by belts of trees, and contains

large spinneys of both deciduous and coniferous trees standing on raised knolls, and several small blocks of woodland. Broadmoor Farm is located 700m south-west of the main hospital building, consisting of a farmhouse and related yard and buildings (1860-3). Also within the park are the former water and sewage works and several ponds and reservoirs, set within the woodland. To the west, set within woodland on Lodge Hill, stand various groups of associated staff housing (C19 and C20), together with playing fields and linking road.

- 9.40 The following parts of Broadmoor Hospital are protected as a Grade II Listed Building: the Main Range including Dorset House, Kent House, the Chapel and the Clock Tower. The Listed Hospital was built between 1858-63 for mentally disturbed offenders, with alterations and additions in 1886-88, 1891, 1900, 1913 and late 20th century. The building was designed by Sir Joshua Jebb as the State Asylum and was planned to house all the 'Criminal Lunatics' in England and Wales. The building is mostly three storeys high and has red brick with yellow brick arcading and bands. The chapel and Recreation Hall are of yellow brick with red brick detailing and slated hipped roofs with yellow brick Lombardic eaves cornices. The windows are round-arched and mostly paired some in shallow round-arched recesses; many retain the original pivoted top ventilation panes.

Legislation and Planning Policy

- 9.41 The consideration of the setting of Listed Buildings with respect to these applications is covered by the following statutory provisions:
- Section 66(1) the determination of applications affecting the setting of a Listed Building
 - Section 66(1) provides: 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 9.42 Recent legal cases relating to issues of the setting of listed buildings have established that under section 70(3) the general power to grant planning permission under section 70(1) is expressly subject to sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.43 In the case of *East Northamptonshire v. Secretary of State for Communities and Local Government* (known as the 'Barnwell Manor' case) the Court of Appeal held that section 70(1) was expressly subject to section 66 of the Listed Building Act and that decision-makers should give 'considerable importance and weight' to the desirability of preserving setting of a listed building.
- 9.44 The NPPF states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.
- 9.45 The NPPF (paragraph 128) requires applicants, 'to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance'.
- 9.46 The Core Strategy Vision recognises the importance of promoting the Borough's local distinctiveness. This is to be achieved by, amongst other things, protecting the Borough's Listed Buildings, Conservation Areas and Registered Historic Parks and Gardens.

Assessing the Significance of Heritage Assets

- 9.47 The level of harm to a heritage asset is determined in accordance with guidance provided in standard heritage methodologies. Historic England's guidance document 'Managing Significance in Decision-Taking in the Historic Environment' (Historic England, 2015, p.4) recommends the following objective approach to the assessment of the value of and harm to heritage assets:
- 9.48 Principles of Conservation (Historic England, 2008) identifies four key aspects of a place that are used in assessing the value of heritage assets:
- Evidential Value – the value a place derives from the potential it has to yield evidence about past human activity;
 - Historical Value – the ways in which past people, events and aspects of life can be connected through a place to the present;
 - Aesthetic Value – the ways in which people draw sensory and intellectual stimulation from a place; and
 - Communal Value – the ways in which a place relates to people in their collective experience of memory.

Cricket Field Grove

- 9.49 High density housing is proposed towards the western part of the site on the area currently used for a staff hostel and garages. The residential development would include 130 dwellings with buildings up to four storeys in height, those proposed buildings to the west would be a maximum 13.5m high and a maximum 10m high to the east. An open space within the 400m SPA buffer zone would be created, incorporating a children's play area and new footpaths.
- 9.50 The site is heavily wooded to the west, south and north with further minimal tree screening to the east along Chaplains Hill and trees and hedgerows would be retained around the site with amenity open space to the north along Cricket Field Grove road, whereas some trees would be lost along the western half of the site. The main demolition elements of the Area A development comprise the removal of the existing buildings, the removal of hard-standing and a number of the existing trees and vegetation within the site.
- 9.51 The various house designs (Hesketh, Maidstone, Norbury, Radleigh, Richmond etc) are relatively standard estate-type, two storey and two-and-a-half storey gabled houses with some architectural detailing around the doors and windows.
- 9.52 This area forms part of Historic Landscape Character Area 1, the Approaches to Broadmoor Hospital. The belt of trees along the eastern site boundary would be retained as a key feature of the designated Registered Protected Garden (RPG) reducing the impact on the historic landscape character. New structural planting and trees are proposed on the boundaries of the site to reinforce the existing landscape structure and provide a net gain in trees within the site. The building heights are designed so that the proposed development would not be visible above the existing woodland to reduce the impact on the historic landscape character and setting of the Listed Building.
- 9.53 The proposed mitigation would include retaining existing woodland boundary trees to the east, under-storey and woodland edge planting and un-mown and mown grass buffers. Native species planting is proposed across the application site.

Land off Lower Broadmoor Road

- 9.54 This is an area of land off Lower Broadmoor Road which is proposed for a publically accessible SANG facility and two replacement sports pitches (from Cricket Field Grove) with associated parking and changing rooms.

- 9.55 The site is currently a green field area bordered by trees to the north, northeast and southeast. The area of land provided as a SANG, located to the south of the sports pitches, would be used to mitigate the impacts of the development on the SPA.
- 9.56 Critically, the supporting material specifies that no floodlighting of the sports pitches is proposed in order to minimise the impacts on landscape character and views.
- 9.57 The proposed sports facilities would be positioned close to the north of the site, close to the existing settlement and partly screened by existing mature trees along the northern boundary. The proposed pitches would be relatively flat and no significant changes in levels are required, all the existing vegetation would be retained and the existing knoll would also be retained. There would be some removal of areas of existing vegetation to accommodate a new site access from Lower Broadmoor Road.
- 9.58 This area forms part of Historic Landscape Character Area 4, Parkland. There would be potential impacts on the character of the parkland from earthworks and/or loss of existing vegetation, and from car parking. However, new woodland edge planting located along the fringes of the existing areas of woodland would reduce the impact on the historic parkland landscape and provide screening to reduce the visual impact. Protection of the knoll to the east of the proposed SANG would maintain a key feature of the parkland landscape.

Conclusions

Cricket Field Grove

- 9.59 Historically this area was not part of the designed therapeutic landscape, and has been subject to modern suburban development. The 1871 Ordnance Survey map shows that Area A was heathland with conifer woodland and gravel pits and was not part of the original designed landscape associated with Broadmoor Hospital although it obviously contributes to its current setting and forms part of the Registered Historic Park and Garden. The site had become cricket pitches by 1913.
- 9.60 There would be a potential impact on historic approaches to the Listed Building and main elements of the Listed Building (Chaplain's Hill and Upper Broadmoor Road) through loss of boundary trees and introduction of new residential development. Although the various house designs for this area are of a relatively standard estate type, there is considered to be sufficient architectural detailing and variation within the design to reduce the visual conformity of the proposed estate. The majority of buildings are two-storey with some two-and-a-half storey houses; the four-storey flats are contained towards the lower eastern area of the site, reducing the impact on the setting of the Grade II Listed Hospital and Registered Historic Park and Garden. However, oversight of the details of the proposed materials will be crucial and this can be achieved through conditions requiring the agreement of samples of materials prior to construction.
- 9.61 The retention of the mature trees and woodland around the site would help to mitigate the potential visual impact of the housing estate on the Grade II Listed Hospital and Registered Historic Park and Garden. However, new structural planting is proposed on the boundaries of the site to reinforce the existing landscape structure and provide a net gain in trees within the site. Nevertheless, the areas of this new planting are unclear and Historic England's comments seeking mitigation planting around the trees at the north-eastern and eastern end of the proposed development in order to screen the site from the designed elements of the Registered Historic Park and Garden and the Grade II Listed Building are reiterated. This could be achieved through a condition requiring the submission of a detailed landscape design to be submitted for approval prior to commencement of construction.

Land off Lower Broadmoor Road

- 9.62 Due to the nature of the proposed SANG area and sports pitches, which would maintain a level, green area, there remains the potential for an impact from the sports facilities (including pitches, changing rooms and car park) on the historic character of the parkland and views across the estate, the main area of concern regarding the historic environment was the requirement for floodlighting. However, the supporting information in the application states that no floodlighting is proposed although it also states that design of these details is on-going. If the requirement for floodlighting has now been removed from the application, then there is no objection to this element of the development.
- 9.63 Due to the nature of the sports pitches and SANG and the absence of floodlighting, the proposed development would not be highly visible as it would be flat and largely screened by intervening vegetation and the landform.

v. Residential amenity.

- 9.64 Saved Policy EN20 of the BFBLP seeks to protect the amenity of surrounding properties. This policy requires the Council to have regard to ensuring that new development does not adversely affect the amenity of surrounding properties and adjoining areas.

Cricket Field Grove

- 9.65 There are existing dwellings located off Cricket Field Grove to the north and north-west of the site.
- 9.66 The recently adopted Design SPD states that there should be a minimum distance of 12m between facing windows across a street whilst 22m is required between facing windows of properties where gardens back on to each other.



- 9.67 Numbers 13 and 14 Cricket Field Grove are two storey semi-detached dwellings located to the west of plots 1 and 23. There is a separation distance in excess of 12m between the facing windows. Facing the north elevation of plot 1, numbers 11 and 12 are located in excess of 20m, again in excess of the minimum distance to protect amenities. Accordingly it is considered that the proposal at Cricket Field Grove would not affect the amenities of existing occupiers in terms of overlooking from facing windows.
- 9.68 Throughout the site rear gardens have depths of typically 11m, which is in accordance with the council's standards. The exceptions to this are plots 50 and 56 which have garden depths of 5.8m and 7.8m respectively. These dwellings both back onto single storey car ports structures with a hipped roof whilst two storey elements are located at greater distances from the rear elevations. Both of these plots are wider resulting in gardens areas of 85sqm and would be usable spaces providing acceptable amenity areas to each property. Overall there is a variety of garden depths and sizes across the development, providing choice for prospective occupiers and providing each dwelling with sufficient garden space and an acceptable level of amenity.
- 9.69 The proposed apartments have a communal area to the rear surrounding a mature group of trees. Each flat also has access to a private enclosed balcony, providing private external space. It is considered that the apartments have sufficient amenity space for future residents.
- 9.70 Across the site the dwellings are mainly orientated in a way which avoids windows directly facing each other. Facing windows only occur at the eastern end of the site, between plots 41-44 and 53-55 (inc). These properties all have single storey elements to the rear and are two and a half storey dwellings. Between the single storey elements there is a separation distance of 21.18m separated by the boundary treatment (probably a 1.8m close boarded fence which will be secured by condition) which would prevent overlooking between the ground floor windows. There is a distance of 25m between the first floor windows. These properties therefore comply with the requirements within the Design SPD.



- 9.71 Tree Group G15 is located close to the north and north-eastern windows of the proposed apartments. These windows serve bedrooms and habitable rooms. These trees form an attractive group and would contribute positively to the character and appearance of the site, it is therefore desirable to retain them. However, to improve the amenities for future occupiers, the trees at either end of the group are proposed to be removed, pulling the canopies away from the elevations whilst retaining the contribution this group makes. This is considered an acceptable compromise.
- 9.72 Plots 61-63 would be constructed on the footprint of the existing garages. Behind these the land rises by 1.5m and these units would back onto an area of woodland. These are FoG units with living accommodation at first floor level. The flats have been designed to have principal windows facing away from the woodland to protect the amenities of residents. Given this layout, the amenities of future occupiers in these units is considered acceptable.

Lower Broadmoor Road

- 9.73 The nearest properties to this part of the site are 81-99 Broadmoor Road (odd), located on the northern side of Lower Broadmoor Road and backing onto the southern brick wall of Broadmoor Hospital. The proposed playing fields and proposed sports building are located to the south of Lower Broadmoor Road and at a distance of in excess of 50m from the no 99, the closest dwelling. At this distance there is not considered to be any overlooking or overbearing impacts from the proposal.
- 9.74 Objections have been received that the sports pitches will provide an opportunity for anti-social behaviour resulting in disturbance and nuisance for local residents. This is a civil matter and not a planning consideration.

Conclusion

- 9.75 The proposals would not detrimentally affect the amenities currently enjoyed by existing residents surrounding the proposal. The layout ensures that future residents all have a usable amenity area and the orientation of properties means that overlooking is kept to a minimum. The amenity of future occupiers is also protected. The proposal complies with 'Saved' Policy EN20 criterion vii, of the BFBLP and the NPPF.

vi Transportation

Cricket Field Grove

Access

- 9.76 The site is located on Cricket Field Grove a private road that serves the site and a number of dwellings. The route is also part of an existing right of way that links, through a wooded area, to Furze Hill Crescent to the west. Cricket Field Grove varies in width but is generally about 5m wide and has a footway on the southern side of around 1.2m. The northern side of the road has informal parking on it and the road is currently in a poor state of repair.
- 9.77 Cricket Field Grove is located about 15m from the intersection of Chaplains Hill, Kentigern Drive and Upper Broadmoor Road which is controlled by a mini roundabout. There is good inter-visibility between the junctions at present and in the longer term the change to traffic patterns associated with the new hospital will alter traffic behaviour.
- 9.78 The access roads around the site are adequate in width and are lit accordingly. The adjoining network of roads is such that vehicle movements generated by the site will be distributed out onto the network in different locations reducing the pressure on any one junction.
- 9.79 Enhancements will also be required along the footpath link between Cricket Field Grove and Furze Hill. This is one of the key routes to link pedestrians and cyclists to the centre of the village and is therefore important route in encouraging other modes of transport other than the private car in accordance with CSDPD Policy CS23 (viii). These will be secured through the S106.
- 9.80 Amendments have been received altering the access and internal road layout in response to officer comments. Further thought and consideration has gone into the vehicle parking and pedestrian route through the site. These have resulted in significant improvements to the layout and usability of the site, and have addressed officers' concerns.

Parking

- 9.81 The proposal meets the parking standard with parking contained within carports, on plot or parking courts. Secure cycle parking to requirement has been provided within the apartment blocks and cycle parking is shown in the rear gardens of the dwellings.

Traffic Impact

- 9.82 The proposal sets out that the development will not occur until after the new hospital has been completed and the traffic associated with it has been redirected to the new access road that connects to the bypass. Whilst it is acknowledged that some of the hospital traffic will still pass through the village to get to the bypass the amount of traffic using the roads close to the site is expected to decrease significantly at peak hospital arrival and departure times throughout the day. Some of this traffic will be replaced by trips from this proposal.

- 9.83 There is a network of routes around the site and thus traffic generated at peak times will be dispersed on different roads depending on the direction of travel and destination drivers are seeking. Furthermore the enhancements to local pedestrian and cyclist facilities that are being sought could well reduce the level of vehicle trips and may also reduce car borne trips for hospital workers and visitors, especially those who live in the locality, who could use alternative means of travel to the car.
- 9.84 The site is expected to generate in the region of 80 two way trips in both peak hours with around 60 trips exiting the site and 20 trips entering the site in the AM peak hour. Around 50 trips are entering the site and 30 trips exiting the site in the PM peak hour. Accordingly, it is not expected that traffic from the development will cause severe harm to the local road network. CIL contributions are likely to be sought and these could be directed to local transport projects to further mitigate the potential impact of the development.
- 9.85 It would be desirable if construction traffic could utilise the new access road that serves the new hospital and this has been explored with the applicant. However this is a private road not in the applicant's control and through a site where security is an important consideration and therefore the landowner has refused permission. As the construction traffic would use public road not subject to any weight limits it is not possible to insist an alternative route is found.
- 9.86 The applicant is not proposing that the estate roads be adopted. Cricket Field Grove is not adopted. This is not a reason for refusal, however a clause will be included within the S106 to secure the following:
- Securing the main vehicular access and footways as privately maintainable with permissive rights for the public at all times;
 - That the developer informs all future purchasers of the private status of the roads and footways within the site and that they, not the Council, will be responsible for them in perpetuity.
 - That the developer agrees to indemnify the Council's waste collection vehicles from damage that may occur from entering a private road.

Land off Lower Broadmoor Road

- 9.87 The sports facility is served from Lower Broadmoor Road by modifying an existing field gate access. This access will need to ensure that visibility is improved in both directions and some of the vegetation along the frontage will have to be removed. A condition is recommended to achieve visibility splays and ensure that vegetation is kept at a low level to maintain adequate visibility.

Conclusion

- 9.88 The changes to the layout have improved manoeuvrability around and through the site. Parking is better related to the properties it serves. Whilst it would be desirable have the proposed roads adopted including Cricket Field Grove, this in itself is not a reason for refusal. Overall it is considered that the proposal would not result in a danger to users of the highway. The proposal is considered to comply with Policies CS23 and CS24 of the CSDPD and 'Saved policy M9 of the BFBLP.

vii. Ecology

- 9.89 Policy CS1 of the CSDPD seeks to protect and enhance the quality of natural resources including bio-diversity. This is supported by the Section 11 of the NPPF seeks to conserve and enhance the natural environment.

Cricket Field Grove

- 9.90 Concerns have been raised regarding the proximity of the development to the woodland edge without any buffer strips. The woodland is recognised as a key habitat for bats and birds and forms part of an ecological network or green infrastructure. Developments in the borough that have placed housing close to existing woodland and large trees have often resulted in the long term erosion of those features due to pressure from residents for light and space.
- 9.91 The scheme has been designed so that amenity areas do not back on to the woodland with the dwellings set as far as is practicable from the woodland edge. Roads and parking courts back on to the woodland providing a hard buffer. The layout is therefore considered to be acceptable in bio-diversity terms and compliant with CS1 of the CSDPD and Section 11 of the NPPF.
- 9.92 Section 2.3.11 of the Environmental Statement describes changes to footpath FP6 which connects Furze Hill Crescent with Cricket Field Grove. It is not proposed to change the alignment of the footpath, but to re-surface it and install some low level lighting. Care should be taken in respect of the lighting so as not to affect foraging bats.

Land off Lower Broadmoor Road.

- 9.93 The area of the proposed SANG would be enhanced to attract walkers away from the SPA area. The application is accompanied by a SANG and Biodiversity plan which provides a good summary of the requirements for both wildlife and the recreational access. However, whilst the infrastructure for biodiversity management is well covered, the SANG implementation works are not described. To provide adequate information, the plan should describe when and how SANG infrastructure will be installed using the section 3.16 list of features required for the SANG. Each of the features should be described using descriptions similar to those used for habitat management. The SANG plan should also provide a rough timescale for the implementation and management works. These details can be conditioned or secured through the S106 as part of the SPA mitigation.
- 9.94 Concerns have been raised regarding the potential for pollutants (fertilisers, line paint) to enter the water system and effect bio-diversity from the proposed sports pitches. Ditches to the south of the sports pitches would be planted with reeds which would act as a filter to remove any pollutants prior to water entering Butter Stream, which currently has a very high water quality. Whilst the reed beds may be sufficient to remove any pollutants, the ditches will need to be dredged as part of a maintenance schedule and this would potentially reduce the effectiveness of the reeds. Whilst it may be possible to phase this, the detail would need to be secured through a condition.
- 9.95 In conclusion, subject to suitable conditions the proposal would not significantly affect bio-diversity.

viii. Drainage

- 9.96 A flood risk and drainage strategy has been submitted with the application. This has been supplemented by further information and testing which seeks to demonstrate that the surface water from the proposal can infiltrate into the soils and disperse naturally.

Cricket Field Grove

- 9.97 It is proposed to pipe surface water to underground storage crates where it would be held until the water disperses naturally into the surrounding sub soils.
- 9.98 Concerns have been raised with the applicant over the amount of infiltration testing and results from the tests that were carried out. Assurances over the stability of the slope to the south of the site were also sought from the applicant. Whilst it would be preferable if further

testing was undertaken, schemes elsewhere upon the Camberley sands have been able to use infiltration, and the built elements of the site drain by infiltration. Accordingly there is no evidence to suggest that this site will not be able to use infiltration techniques to discharge surface water from the development. This can be confirmed by further testing secured through a condition.

9.99 Given the evidence supplied it is considered that the applicant has sufficiently demonstrated that infiltration will work within this site. Further testing on the Camberley Sands as recommended by the structural report will be secured by condition. A management and maintenance plan will also be secured by a condition.

9.100 Subject to the conditions, the drainage strategy is considered acceptable.

ix. Archaeology

9.101 Chapter 8 of the Environmental Statement considers the 'Cultural Heritage and Archaeology' aspects of this proposal. Chapter 8 draws on the results of an '*Archaeological Baseline Assessment Report*' (Oxford Archaeology, dated 4th August 2016) and a subsequent geophysical survey of the site (Bartlett-Clark Consultancy, dated 11th May 2016). Both of these documents accompany the planning application.

9.102 It is considered that Chapter 8 of the Environmental Statement provides a fair assessment of the known and potential archaeological resource around and within the application area. The record of consultation with Berkshire Archaeology accurately reflects the substance of previous discussions with the applicant's archaeological consultants, Oxford Archaeology. It is considered that adequate information has been provided with the application to assess the archaeological implications of the proposal and that the proposed mitigation measures are appropriate and commensurate.

9.103 A programme of archaeological investigation will be required to mitigate the impacts of development. This programme of work can be secured by an appropriately worded condition. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

x. Trees and Landscaping

9.104 'Saved' Policy EN1 of the BFBLP, seeks to retain trees and hedges which are important in either:

- The character and appearance of the landscape, or
- Habitats for local wildlife.

9.105 The application has been supported by an arboricultural survey. This has identified the root protection areas (RPAs) and important trees. Following officer comments this was extended to include trees within the woodland which were closest to and would be affected by the proposal.

Cricket Field Grove

9.106 The Character Areas SPD comments on the importance of the trees within the area commenting '*The wooded area acts as separators for the different pockets of development and provide an important visual backdrop*' (pg. 41). The contribution the wooded areas make to the character of the area is also identified within the LCA and ES.

- 9.107 Amended plans have responded to officers' concerns regarding the proximity of the development to the tree edge and pulled the built form and access roads away from within the RPAs where possible. Where this has not been possible, development has been limited to footpaths or parking areas which are not subject to deep foundations and a 'no dig' approach can be adopted.
- 9.108 The scheme does propose to remove some trees. These include trees and shrubs around the bowling green (G12) and a row of Lawson Cypress (G13) between the staff accommodation and current parking areas. Other trees to be removed are connected with the demolition of the garages, over which trees have grown and the removal of the garages effectively removes their support, and consequentially these will be removed.
- 9.109 More significantly it is proposed to remove two trees, one from either end of G15 and the Lawson Cypress (T14) within that group, the latter an evergreen looks out of place and detracts from the otherwise deciduous group. The removal of the two end trees and the reasons for this have been discussed above.
- 9.110 The removal of the garages to the west of the existing staff accommodation will have advantages to the woodland edge, providing light and space below the canopy. However, these structures currently support some trees which will be lost once the garages are removed.
- 9.111 The loss of trees has been kept to a minimum and generally only trees of a lesser quality are to be removed ensuring that the trees that positively contribute to the character and appearance of the area are retained and accordingly the removal of the trees is not considered to detrimentally affect the character or appearance of the area.

Lower Broadmoor Road

- 9.112 The proposal would require the removal of one tree within the hedgerow to facilitate the access into the site, with vegetation on either side trimmed back to provide the visibility in both directions. The existing hedgerows and established wooded areas of the site would be retained and incorporated into the landscape in this part of the application site.
- 9.113 The sports pitches would necessitate the removal of grassland containing a number of self set trees and bushes. However the significant landscaping would remain, retaining the character and appearance of the site.
- 9.114 No trees are proposed to be removed within the SANG area, they will be incorporated into any improvements required to accord with the habitats directive.

Conclusion

- 9.115 It is considered whilst some trees will be affected or removed by the proposal, sufficient trees will remain to preserve the general character and appearance of the area. The proposal is therefore considered to be in accordance with Policy EN1.

xi. Relocation of Sports Pitches

- 9.116 The application seeks the relocation of the sports pitches. In these cases Sport England is a statutory consultee and its policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

- 9.117 This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against Sport England's exception Policy E4, which states:
- E4 – The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development*
- 9.118 The existing playing field includes one large area of playing field which can accommodate two pitches. This included a full size rugby or football pitch (approx. 104m x 60m plus run-off) with an adjacent training pitch (approx. 79m x 50m plus run-off). The site included; a small kitchen area and a small social area 2 changing rooms a referees area and 1 shower for both teams at the Cricket Field Grove site and a storage unit for goalposts etc. The name of the site 'Cricket Field Grove' would suggest that the site is large enough to support a cricket field, however, there is no evidence that cricket has been played on the site for some years.
- 9.119 Exception 4 requires playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development
- 9.120 Adjacent to the new playing fields, the applicant has included replacement changing provision with a social space. This is an improvement in quality terms on the existing changing provision as it will be a new facility. The provision of dedicated parking is also welcome.
- 9.121 The re-provided grass pitches appear to be of a lesser quantity but at least as good quality (in terms of natural turf) as those that will be lost (this can be secured by a condition).
- 9.122 The ditch between the replacement playing field areas will reduce the types of pitches that could potentially be possible on the site and provide a less flexible space. For example, a senior football pitch can no longer be marked out on the site.
- 9.123 The replacement changing provision and larger externally accessed storage cupboard as proposed is also an improvement on the existing facility.
- 9.124 In applying exception 4 Sport England seeks equivalent or better management arrangements for a site. Cricket Field Grove has been a community sports site for many years and is therefore subject to protection by paragraph 74 of the NPPF and the Council's development plan policies. The replacement provision is welcomed which has the potential to provide these local community rugby and football teams with a more secure facility in their community. However, without clarity over the lease arrangements the clubs that use the site could be evicted (as has recently occurred).
- 9.125 In addition to the consideration of securing the future of the local community sport teams that used Cricket Field Grove, this application should also meet the sporting needs of the 130 dwellings that will be provided on this site, which underlines the importance of securing these new sports facilities for the future in perpetuity.
- 9.126 Terms of the long term lease that the Applicant has indicated will be granted to the local rugby club (99 years with the ability to sub-let to the local football club) should be secured and this can be done through the S106.

9.127 Therefore subject to details of a long lease being secured and relevant conditions, Sport England has no objection to the proposals.

xii. Securing necessary infrastructure / CIL

9.128 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- i. infrastructure needed to support growth and;
- ii. infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.129 Guidance in the Planning Obligations SPD, which came into effect (with CIL) on 6 April 2015, is relevant.

9.130 If this application were to be approved, CIL payments would be collected following commencement of the development. CIL receipts could be spent on infrastructure projects or types of infrastructure identified in the Council's Regulation 123 list of infrastructure that it intends will be wholly or partly funded by CIL. These comprise:-

- a. Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- b. specified Local Road Network capacity improvements (this includes local road network capacity improvements to Crowthorne high Street roundabout)
- c. strategic road network improvement outside the borough
- d. specified footpath and cycleway improvements
- e. bus service subsidies
- f. specified educational projects (including expansion of Wildmoor Heath Primary school by 1 FTE)
- g. libraries
- h. built sports facilities

9.131 9.89 CIL receipts could be spent on items not listed on the Regulation 123 list that meet the government criteria on CIL spending.

9.132 The application site falls within the Crowthorne/ Sandhurst charging zone which attracts a rate of £150 per square metre for 15 and more dwellings.

9.133 This will be secured in accordance with the CIL regulations.

xiii. Thames Basin Heaths Special Protection Areas (SPA)

9.134 The Council, in consultation with Natural England (NE), has formed the view that that any net increase in residential development within 400m of the Thames Basin Heaths Special Protection Area (SPA), is likely to result in a significant effect on the integrity of the SPA in the context of Regulation 61 of the Conservation of Habitats and Species Regulations (2010) (as amended) and that any net increase in residential development between 400m and 5km straight-line distance from the SPA is likely to have a significant effect on the SPA, either alone or in-combination with other plans or projects.

9.135 The northern part of the development site at Cricket Field Grove and the majority of the proposed SANG (except for the north eastern part) lie within 400m of the SPA boundary. The remaining part of the site at Cricket Field Grove lies within the 400m to 5km SPA buffer zone. The development is therefore likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

- 9.136 This Habitats Regulations Assessment must consider whether compliance with conditions or restrictions, such as a planning obligation, can enable it to be ascertained that the proposal would not adversely affect the integrity of the SPA. Information has been supplied by the applicant to enable the Council to undertake this Habitats Regulations Assessment Screening.
- 9.137 It is understood that the proposed development includes 130 (C3) dwellings with the dwelling mix unconfirmed at the present time. The current block of 118 x 1 bed flats comprising of staff accommodation is currently vacant and will be demolished. No replacement staff accommodation is proposed.
- 9.138 After a careful assessment of the information provided in Technical Appendix 6.1: Information Towards a Habitats Regulations Assessment Final Report – September 2016 (P14/09 – 7C), the Council concludes the following:
1. Water Quality and Hydrological Impacts - It is agreed that the proposed development will not have a significant adverse effect on the Thames Basin Heaths SPA in terms of water quality and hydrological impacts provided that the proposed pollution and drainage strategies are implemented.
 2. Air Quality - It is agreed that the proposed development will not have a significant adverse effect on the Thames Basin Heaths SPA in terms of air quality.
 3. Recreational pressure – In the absence of avoidance and mitigation measures, the introduction of new residents is likely to result in increased recreational pressure on the SPA during the operational phase. Avoidance and mitigation measures will therefore be required to be put in place to satisfy the Habitats Regulations and for the Council to be able to grant planning permission for this development.
- 9.139 In response to point C above, the applicant is proposing a new SANG and has produced a draft SANG Management plan setting out how the proposed SANG would meet the requirements of the Natural England and Bracknell Forest Council to provide sufficient mitigation for the proposed dwellings.

Cricket Field Grove

- 9.140 Access to the curtilage of the northern-most line of dwellings (plots 1-7, 31-34, and 50-56 inc.) proposed south of Cricket Field Grove would be located outside of the 400m SPA buffer zone and this has been confirmed with NE. This proposal therefore does not lead to a net increase in dwellings within 400m of the SPA, and will not involve the introduction of additional residents within 400 metres of the SPA.
- 9.141 The Council is concerned about any increase in uncontrolled car parking within 400m of the SPA which arises as a result of the proposal as this could lead to increased visits to the SPA. The applicant has confirmed by email correspondence that there is an existing car park at Cricket Field Grove with approximately 50 parking spaces of which approximately 24 spaces fall within the 400m SPA buffer zone. This entire car park will be removed as part of the development. There is also informal parking along the northern edge of Cricket Field Grove with space for approximately 30 cars. This area is entirely within the 400m SPA buffer. This will also be removed as part of the development. It is therefore concluded that a total of 54 uncontrolled car park spaces that currently lie within 400m of the SPA are being removed as a result of the proposed development. Significantly fewer new car parking spaces are being proposed within the 400m SPA buffer zone than are being removed. The Council therefore concludes that will be a net decrease in uncontrolled car parking within 400m of the SPA and this has been discussed and agreed with NE. The proposal is therefore not likely to lead to a significant adverse effect on the SPA as a result of uncontrolled parking within 400m of the SPA.

Land off Lower Broadmoor Road

- 9.142 The applicants have indicated that the SANG land will be transferred to the Council to be managed in perpetuity. The details of this, including car park management and SANG standard will be secured through the S106.
- 9.143 Accordingly subject to the relevant clauses within the S106, the proposal is considered not to have a significant adverse effect on the integrity of the SPA. Pursuant to Article 6(3) of the Habitats Directive (Council Directive 92/43/EEC) and Regulation 61(5) of the Conservation of Habitats and Species (Amendment) Regulations (2012) permission may be granted.

xiv. Affordable Housing

- 9.144 Policies CS16 and CS17 of the CSPD (in relation to housing needs and affordable housing). The Councils affordable housing policy currently applies to proposals involving 15 net dwellings or more. On these sites there is a requirement for 25% of the proposal to be affordable housing of which 70% to be affordable rent and 30% to be intermediate housing.
- 9.145 The applicants have submitted a viability report seeking to demonstrate the scheme would not be viable if 25% affordable were to be provided on the site.
- 9.146 This has been independently reviewed by an external consultee. It was found that the scheme was able to provide 21 affordable dwellings equating to 16% of the total new dwellings. In accordance with Policy 15 of these dwellings will be affordable rent and 6 shared ownership. These shall be secured through the S106.

xv. Sustainability issues

- 9.147 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards regarding water usage.
- 9.148 CSDPD Policy CS12 seeks a reduction in the potential emissions and energy usage. The Sustainability and Energy Statement seeks to demonstrate how the development can achieve 10% reduction in carbon dioxide emissions and provide at least 20% of their energy requirements from on-site renewable energy generation.
- 9.149 Both of these can be secured by a condition will be imposed requiring the submission of the energy statement.

xvi. Waste Management

- 9.150 Plan no. 101502-BAR-SC-01 rev H shows that all properties will have access to the gardens through either a side gate or car port. Areas for bins to stand on collection day have also been provided.
- 9.151 The size of the communal binstores has been considered by the Waste and Recycling Manager who has no objection to their size or location.
- 9.152 The developer is not putting forward any of the roads for adoption by the Council. Whilst it is the Councils preferred option to have the principle roads adopted, this does not prevent our waste collection services accessing households we do require indemnity insurance to ensure that they are not held responsible for any damage to the roads. This will be secured through the S106.

10. PLANNING CONSIDERATIONS

10.1 Cricket Field Grove is an allocated site for 145 dwellings under Policy SA2 within the SALP. This required the relocation of the sports pitches which currently occupy the site and a bespoke SANG.

Cricket Field Grove

10.2 Bracknell Forest Council cannot currently demonstrate a 5 year supply of housing land. The delivery of allocated sites therefore important to assist the Council reach this target.

10.3 The site is allocated and within the settlement boundary, and therefore acceptable in principle. The layout and design have been amended ensuring that the open approach to Broadmoor is maintained and the Grade II listed buildings and walls remain the dominating feature in the area. The woodland surrounding the site would be retained and the development has respected this. The residential proposals are therefore considered to protect and preserve the character of the area.

10.4 The design of the proposal is considered acceptable, picking up on elements from Broadmoor and incorporating these into a modern design which compliments the existing dwellings. The proposal would not have an unacceptable effect on existing residents and the amenities of future occupiers is acceptable.

10.5 The site is within reasonable walking distance (800m) of services on the High Street Crowthorne. It is considered to be sustainably located and would encourage other modes of transport than the private car. The proposal is considered to be satisfactory from a highway safety perspective. Parking in accordance with the Council's standards has been provided and therefore it is not possible to argue that the proposal would result in on street parking to the detriment of highway safety.

10.6 The proposal is CIL liable which can be used towards mitigating the impact of the proposal on local services. Improvements to local footpaths will be sought through the S106 to increase the connectivity of the site in the interests of sustainable development.

Land off Upper Broadmoor Road

10.7 Development here seeks to mitigate the loss of the sports pitches at Cricket Field Grove by providing new facilities of better quality. The facilities incorporate purpose built changing rooms and a small recreational space. As such there is no objection from Sport England.

10.8 The SANG would provide adequate mitigation against harm from new residential properties within 400m-5km of the SPA.

10.9 These elements are recreational uses, an acceptable use within the countryside. It is considered that the associated new building would not detrimentally affect the character of the area or the setting of the protected parkland. As with the residential element, the built form of Broadmoor remains as the dominant built feature in the area.

10.10 The proposal is therefore considered to comply with national and local policy, and subject to completion of an obligation under S106, is recommended for approval.

RECOMMENDATION

Following the completion of a planning obligation 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 Basins Heath Special Protection Area (SPA).

- 02. Provision of on-site affordable housing
- 03. Measures to secure improvements to the footpath linking Cricket Field Grove with Furze Hill.
- 04. Measures to secure the lease of the sports pitches, parking and facilities.
- 05. Securing the main vehicular access and footways as privately maintainable with permissive rights for the public at all times;
- 08. The developer informing all future purchasers of the private status of the roads and footways within the site and that they, not the Council, will be responsible for them in perpetuity.
- 09. The developer agreeing to indemnify the Council's waste collection vehicles from damage that may occur from entering a private road.

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:

Layouts

- 101502-BAR-SC-01 Rev H (Planning Layout)
- 101502-BAR-SC-02 Rev H (Information Layout)
- 101502-BAR-SC-03 Rev G (Storeys Heights Layout)
- 101502-BAR-SC-05 Rev G (Unit types Layout)
- 101502-BAR-SC-07 Rev G (Land use Plan)
- 101502-BAR-SC-06 (Location Plan)
- 5138_P_007 Rev A (Landscape masterplan)

Flats

- 101502-B1-E1 Rev D (Apartment Block 1 Elevations)
- 101502-B1-E2 Rev D (Apartments Block 1 Elevations)
- 101502-B1-E3 Rev D (Apartments Block 1 Elevations)
- 101502-B1-E4 Rev C (Apartment Block 1 Elevations)
- 101502-B1-P1 Rev E (Apartment Block 1 Gnd Floor Plan)
- 101502-B1-P2 Rev E (Apartment Block 1 First Floor Plan)
- 101502-B1-P3 Rev E (Apartment Block 1 Second Floor Plan)
- 101502-B1-P4 Rev E (Apartment Block 1 Third Floor Plan)
- 101502-B2-E1 Rev C (Apartment Block 2 Elevations)
- 101502-B2-E2 Rev A (Apartment Block 2 Elevations)
- 101502-B2-E3 Rev C (Apartment Block 2 Elevations)
- 101502-B2-E4 Rev B (Apartment Block 2 Elevations)
- 101502-B2-P1 Rev D (Apartment Block 2 Gnd Floor Plan)
- 101502-B2-P2 Rev D (Apartment Block 2 First Floor Plan)
- 101502-B2-P3 Rev D (Apartment Block 2 Second Floor Plan)
- 101502-B2-P4 Rev C (Apartment Block 2 Third Floor Plan)

Dwellings

- 101502-AB-E1 (Abingdon Elevations)
- 101502-AB-P1 (Abingdon Floor Plans)
- 101502-AL-E1 Rev B (Alderney Elevations)
- 101502-AL-P1 Rev A (Alderney Plans)
- 101502-AV-E1 Rev B (Alverton Elevations)
- 101502-AV-E3 Rev A (Alverton Elevations)
- 101205-AV-E4 Rev A (Alverton Elevations)
- 101205-AV-P1 Rev A (Alverton Floor Plans)

101205-AV-P2 (Alverton Floor Plans)
101205-AV-P3 (Alverton Floor Plans)
101502-EN-E1 (Ennerdale Elevations)
101502-EN-E3 (Ennerdale Elevations)
101502-EN-E4 (Ennerdale Elevations)
10152-EN-P1 Rev A (Ennerdale Floor Plans)
101502-MA-E1 Rev A (Maidstone Elevations)
101502-MA-E2 Rev A (Maidstone Elevations)
101502-MA-P1 Rev A (Maidstone Floor Plans)
101205-NO-E1 Rev A (Norbury Elevations)
101502-NO-P1 Rev A (Norbury Floor Plans)
101502-RA-E1 Rev A (Radleigh Elevations)
101502-RA-P1 Rev A (Radleigh Floor Plans)
101502-RI-E1 Rev A (Richmond Elevations)
101502-RI-E2 (Richmond Elevations)
101502-RI-E3 (Richmond Elevations)
101502-RI-P1 (Richmond Floor Plans)
101502-WV-E1 (Woodvale Elevations)
101502-WV-P1 (Woodvale Floor Plans)

Sports Pitches:

S138_P_003 (Sports Pitch Provision)
101502-CF-E1 Rev B (Changing Facilities)
101502-CF-P1 Rev B (Changing Facilities)

Bins and Carports

10152-BS01 Rev A (Bin and Cycle Store type 01)
101502-CP01 (Covered Parking type 01)
101502-CP02 (Covered Parking Type 02)
101502-CP05 (Covered Parking Type 05)
101502-CP06 (Covered Parking Type 06)
101502-CP07 (Covered Parking Type 07)
101502-CP08 (Covered Parking Type 08)
101502-CP09 (Covered Parking Type 09)
101502-SH01 (Cycle Shed 01)
101502-SH02 (Cycle Shed 02)
101502-SUB01 Rev A (Substation)

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

03. No superstructure 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 and to protect the setting of nearby listed buildings and registered historic park and garden.

[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 proposed buildings hereby approved in relation to fixed datum points showing the land levels across the site 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: BSP DP5, BFBLP EN20, Core Strategy DPD CS7]

05. 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 in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

06. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with approved drawing 101502-BAR-SC-02 rev H. 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, CSDPD CS23]

07. No development shall take place 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.

08. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the 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 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 or as may otherwise be agreed in writing by the Local Planning Authority.

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

[Relevant policies: BFBLP EN25]

09. 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, as required under optional Building Regulation Part G, 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]

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

11. Prior to the first use of the sports pitches hereby permitted, a management plan for the maintenance of the proposed ditches shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to monitor water quality and manage the ditches and associated reedbeds. The management, maintenance and monitoring shall be carried out in accordance with the approved plan.

REASON: To protect run-off into the Butter Stream and the receiving SSSI, SPA in the interest of bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

12. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. 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 scheme.

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

13. Neither the development, nor any part thereof shall be occupied until a habitat management plan has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management
- v) appropriate management options including location and method statements
- vi) prescriptions for management actions
- vii) preparation of a work schedule indicating the timing of works
- viii) personnel responsible for implementation of the plan
- ix) monitoring and remedial measures triggered by monitoring

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

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

14. 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, unless otherwise approved in writing by the local planning authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

15. The new playing fields shall be provided in accordance with the details set out in the planning application, specifically drawing nos. 5138_P_003 and 101502-CF-PL before first occupation of

the development hereby permitted. They shall be made available for use in accordance a timetable to be submitted and approved by the Local Planning authority prior to the first occupation.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy [Relevant Plans and Policies CS8 of the CSDPD and SC3 of the BFBLP

16. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
- (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe specified within the scheme required above. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy [Relevant Plans and Policies

17. Notwithstanding the approved drawings, before the commencement of development of the sports pitches, details of the bridge connecting the two sports playing fields shall be submitted to and approved in writing by the local planning authority. The details shall be implemented in accordance with the approved details prior to the sports pitches being first used.

REASON: In accordance with health and safety and to enable maintenance.
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

18. The proposal hereby permitted shall be carried out in accordance with the details within the Arboricultural Impact Assessment dated June 2016 as amended by the Arboricultural Impact Assessment: Addendum dated March 2017.

REASON: To safeguard trees and other vegetation considered worthy of retention in the interests of the visual amenity of the area.
[Relevant Plans and Policies: BFBLP Policy EN1]

Informatives

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:-
 01. Time
 02. Plans considered

The following conditions require discharge prior to the commencement of the superstructure works:-

03. Materials

The following conditions require discharge prior to the commencement of development hereby approved:-

- 04. Finished floor levels
- 07. Site maintenance
- 08. Working method statement
- 09. Sustainability Statement
- 10. Energy Demand Assessment
- 12. Lighting
- 14. Bat mitigation
- 16. Sports pitch methodology

The following conditions require discharge prior to the occupation of the dwellings hereby approved:-

- 05. Vehicle access
- 06. Vehicle Parking
- 13. Habitat management
- 15. Playing Fields

The following conditions require discharge prior to the first use of the sports pitches:-

- 11. Management and maintenance of proposed ditches
- 17. Bridge between sports pitches

03. To implement works within the highway an agreement under S278 of the Highways Act will be required.

04. It is recommended that the drainage assessment and improvement scheme in respect of the sports pitches, is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled 'Natural Turf for Sport' (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch team sports, for example the Football Association.

In the event of the s106 planning obligations not being completed by 22.09.2017 the Head of Planning be authorised to extend the deadline or REFUSE the application for the following reasons:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

02. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.

03. In the absence the measures too secure improvements to the footpath linking Cricket Field Grove with Furze Hill the application does not promote other means of transport other than the private car, contrary to Policies CS1, and CS23 of the CSDPD supported by the NPPF.

04. In the absence of an agreement to secure the lease for the sports pitches, parking and facilities for the lifetime of the development, there is no guarantee that the pitches will be secured for the use of residents for the future and the facility could be lost. This is contrary to Policies CS8 and the provisions of the NPPF.

05. It has not been demonstrated that the development would enhance site accessibility for non-car modes. This is contrary to CSDPD Policy CS1 and the NPPF.

06. It has not been demonstrated that the site, via roads and footways, will be accessible to members of the public at all times and that future occupants will be aware that none of the roads and footpaths will be adopted by the Council and therefore will be privately maintained in perpetuity. This is contrary to CSDPD Policy CS1 and NPPF.

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ITEM NO:

Application No.
17/00003/FUL
 Site Address:

Ward:
 Harmans Water

Date Registered:
 6 February 2017

Target Decision Date:
 3 April 2017

**Tesco Stores Ltd Whitton Road Bracknell Berkshire
 RG12 9TZ**

Proposal:

Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.

Applicant:

Mr Jon-pall Bonnett

Agent:

(There is no agent for this application)

Case Officer:

Michael Ruddock, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is for the change of use of nine parking spaces to a hand car wash and valeting operation. The operation would include separate washing and valeting areas either side of a central office.

1.2 The proposed development relates to a site within the settlement boundary in a 'Town Centre' location. It would not result in an adverse impact on the streetscene or the character and appearance of the area. It is not considered that the development would result in an unacceptable impact on highway safety, biodiversity or the amenity of adjoining occupiers subject to the implementation of measures to control noise and lighting.

RECOMMENDATION
Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application is reported to the Planning Committee at the request of Councillor Mattick due to concerns regarding the loss of car parking spaces.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Defined Settlement
'Town Centre' location

3.1 The Tesco store is located within a residential estate and adjoining the Martins Heron rail station. The current store, retail units and community centre form a neighbourhood centre that is defined as a 'Town Centre' on the Bracknell Forest Borough Policies Map. Vehicular access to the main car park store is from Whitton Road opposite nos. 3-7, with deliveries and staff access from a mini roundabout on Whitton Road close to the junction with Cross Gates Close. This access also serves the adjoining station car park.

4. RELEVANT SITE HISTORY

4.1 Relevant planning history can be summarised as follows:

Application 610811 - Erection of 50,000 ft (gross) retail store, 7 unit shops with associated car parking, community centre, British Rail car park and associated road works - Outline Application Allowed at Appeal by the Secretary of State

Application 07/00994/FUL - Erection of single storey extension to store to provide an additional 1548sq.m gross external floor space including an extended loading bay, a bulk store extension, sales floor extension and two unit shops. Rearrangement of car park to provide a total of 421 car parking spaces and relocation of recycling facility. (Amendment to scheme approved under 07/00487/FUL relocating the 'dot com' facility into the previously approved 2no. shop units and the 2no. shop units and coffee shop within the main store, and changes to car parking resulting in 421 rather than 475 car park spaces) - APPROVED 2008

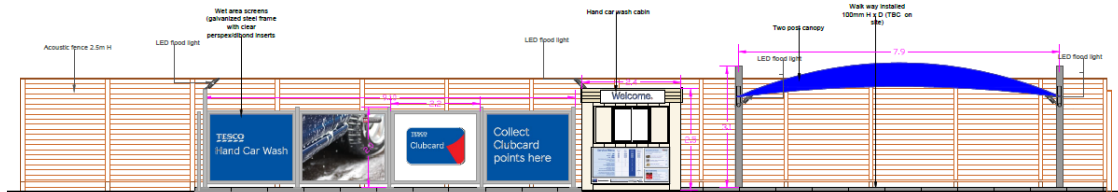
Application 13/00214/FUL - Installation of pod with canopy (for "Click and Collect" Customer Collection) - APPROVED 2013

Application 17/00004/A - Display of 4 no. non illuminated fascia sign and 6 no. free standing signs – pending consideration and will be determined once the current application has been determined.

5. THE PROPOSAL

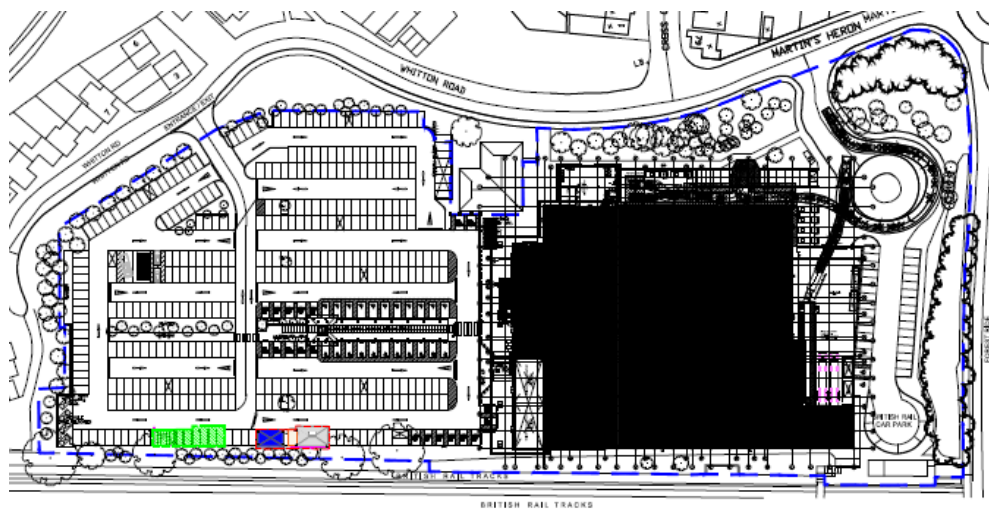
5.1 The proposed development is for the change of use of nine parking spaces to provide a hand car wash and valeting operation. The existing spaces are currently located on the southern site boundary with the railway line, approximately 50m from the front elevation of the store. The car park currently has 405 spaces which would be reduced to 396 as a result of the proposals.

5.2 The operation would consist of three main elements – a wet area, a valeting area and an office. The wet area would have a width of 9.6m with a depth of 5.8m, surrounded by 2m high steel screens. The valeting area would have a width of 7.9m and a depth of 5m, covered by a 3.1m high canopy. The office would be a single storey flat roof building constructed from painted steel with a depth of 4.8m, a width of 2.4m and a height of 2.5m. A wooden acoustic fence with a height of 2.5m is proposed to the south and the west of the facility.



5.3 Seven 150 Watt polycarbonate floodlights are proposed – four underneath the canopy skin, two on the roof of the office and one on the top of a pole above the screens. The proposed opening hours for the operation are 08:00 hours until 19:00 hours Monday to Saturday, and 10:00 hours until 16:00 hours Sunday. Four full time and four part time staff would be employed at the operation.

5.4 During the course of the application the location of the operation has been moved further east within the site. The below site plan shows the original location outlined in green and the proposed location outlined in red. An acoustic report, a lighting impact assessment and drainage details were provided.



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Concerns raised with regard to the practicality of the proposals therefore it is recommended that any permission is granted on the basis of a limited time period to demonstrate that there would be no loss of public amenity.

Other representations

6.2 Five letters of objection were received to the proposed development. The reasons for objection can be summarised as follows:

- The development would further increase traffic and would compromise traffic flow around the site.
- The development would result in an adverse impact on parking provision at the site.
- Additional noise from the development would result in an adverse impact on residential amenity.
- The development would result in groundwater pollution.
- The site of the development is on the only access route to the recycling area.

[OFFICER COMMENT: The site of the operation has been moved east during the course of the application, therefore it would no longer affect access to the recycling area]

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 Recommend approval, subject to any planning permission being on a temporary basis.

Environmental Health Officer

7.2 Recommend conditional approval.

Biodiversity Officer

7.3 Recommend approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The key policies and associated guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP.	consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Retail	CS21 of CSDPD, E5 and E11 of BFBLP	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Parking Standards SPD,	

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Transport implications
- v Community Infrastructure Levy

i. Principle of the development

9.2 Tesco, Whitton Road is located in a defined settlement within in a 'Town Centre' location as designated by the Bracknell Forest Borough Policies Map, known as Martins Heron. Development within a defined settlement is considered to be in accordance with Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles). Core Strategy Policy CS21 (Retail Development in Town Centres) and Bracknell Forest Borough Local Plan 'Saved' Policies E5 (Hierarchy of Shopping Centres) and E11 (Village and Neighbourhood Centres and Local Parades) are also considered relevant to this proposal. BFBLP 'Saved' Policy E5 defines Martins Heron as a 'neighbourhood centre'.

9.3 The NPPF makes reference to ensuring the vitality of town centres, therefore Policy CS21 is considered to be consistent. The Glossary to the NPPF defines 'Town Centres'. Whilst the definition includes district centres and local centres, the term 'neighbourhood' is not included. The NPPF continues by stating that 'small parades of shops of purely neighbourhood significance are excluded'. As a result, Bracknell Forest Borough Local Plan 'Saved' Policies E5 and E11 are not entirely consistent with the NPPF and therefore the weight that can be given to these policies is reduced.

9.4 CSDPD Policy CS21 states that 'Retail development will be directed to the identified Town Centres. The scale and nature of the retail uses will be consistent with the role and function of the centre.' The policy also gives guidance with regard to the scale and function of development, its impact on vitality and viability of other Town Centres, whether it is accessible by a choice of means of transport and potential environmental impacts.

9.5 It is considered that a car wash would be an ancillary feature to the existing retail use that would be consistent with the existing role and function of the centre. It is appropriate in scale and function to the location and it is not considered that it would result in an adverse impact on the viability and vitality of any other town centre. Transport and environmental impacts will be considered elsewhere in this report.

9.6 As such, the proposed development is considered to be acceptable in principle. This is subject to no adverse impacts upon residential amenities of neighbouring properties, character and appearance of the surrounding area, highway safety and transport implications, biodiversity etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.7 Due to its location adjacent to the railway line it is not considered that the facility would result in an overly prominent feature in the streetscene when viewed either from within or outside the site. Furthermore it is not considered that such a facility would appear out of keeping with the existing retail character of the site.

9.8 None of the associated elements are considered to be excessive in height. The scale of the development is considered to be similar to the existing Click and Collect and Timpsons

Pods that are present on the site as existing. As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the CSDPD and the NPPF.

iii. Impact on residential amenity

9.9 The site of the proposed facility would be approximately 70m from the closest residential property on Whitton Road. Due to the scale of the development and this separation distance it is considered that the development would result in a minimal impact on the neighbouring properties by means of loss of light or overbearing. The facility would be closer to residential properties to the south on Upshire Gardens at a separation distance of approximately 35m however it is not considered that a development of the scale proposed at this distance would result in an unacceptable loss of amenity due to loss of light or overbearing. Furthermore the railway line provides an intervening feature to these properties.

9.10 The proposal has the potential to result in impacts on the neighbouring properties as a result of disturbance from the floodlights and noise from the operation of the car wash. As such a Lighting Impact Assessment and an Acoustic Report have been submitted to allow this assessment to be made.

9.11 The Lighting Impact Assessment sets out that the ground floor view from housing on Whitton Road will be blocked by the brick wall boundary on the west of the site. There might possibly be some views from the upper windows but these would look down on the car wash. The houses to the south of the railway line would have a view of the site however this would be largely blocked by the railway line which is on an embankment. A 2.5m high acoustic fence to the rear of the facility would reduce the impact of the lighting as no lights are shown any higher than 2.5m.

9.12 Furthermore, due to the proposed operational hours of the car wash, there will be few hours where the floodlights would be seen after dark. It is also noted that there is existing lighting within the Tesco car park that is operational for longer than the proposed car wash. The operational hours of the car wash will be secured by condition.

9.13 The assessment recommends that the floodlights are kept under the canopy and in order to avoid any upwards light that they are aimed at no more than 45 degrees away from the straight down position. Although the wet area lights would be slightly higher than the canopy, the acoustic fence will ensure that there would be no intrusion into residents' windows. This would also ensure that the development meets the Institute of Lighting Professions (ILP) recommendations for such lights in such a location. These mitigation measures will be secured by condition.

9.14 The Acoustic Report concluded that the car wash in its original location would have resulted in a sound level 9dB above the background sound level from properties in Whitton Road which was likely to be an indication of adverse impact. As such the car wash was moved to its currently proposed location. The Acoustic Report also recommends a noise barrier to the south and west, which has been incorporated into the scheme in the form of a 2.5m high acoustic fence.

9.15 These recommendations have been incorporated into the revised scheme which results in a level equal to the background sound level. It is therefore not considered that the development would result in an unacceptable level of noise and disturbance to these properties. As the recommendations have been incorporated into the scheme a condition regarding the implementation of these measures is not necessary.

9.16 The Environmental Health Officer has considered the Lighting Impact Assessment and the Acoustic Report and is satisfied that there would not be an adverse impact on the neighbouring properties through an increase in noise and disturbance, provided that the measures recommended in these documents are implemented in full.

9.17 As such it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties. The proposal would therefore not be contrary to BFBLP 'Saved' Policies EN20 and EN25 or the NPPF.

iv. Transport Implications

9.18 The proposed facility would be sited within the Tesco car park, utilising current access arrangements. The facility would result in the loss of nine existing car parking spaces that serve the Tesco store at present. Furthermore it is likely that two or three spaces around the facility would be used by staff working at the car wash, and customers wishing to have their car washed would park around the facility.

9.19 It is likely that the car park would be busy at peak times and weekends and the applicant has carried out parking surveys on a consecutive Friday, Saturday and Sunday during December 2016. The surveys have counted the number of cars parked within the car park at the start of the survey period and then counted the number of cars entering and exiting the car park to derive parking accumulation. The applicant carried out a parking beat at the same time to support the results. This is a recognised approach to parking surveys and the Highway Authority has no reason to question the results.

9.20 The parking surveys indicate that the car park reached 75% occupancy at 12 noon on the Saturday, with Friday and Sunday peaking slightly lower at 64% and 65% which is a reasonable time for the store to be at its busiest. 75% means that 302 of the 405 parking spaces were occupied and the Highway Authority is of the view that the loss of nine spaces would have a minimal impact on parking provision and capacity based on these surveys.

9.21 The existing Tesco store, together with the other units, originally had a floor area of 4645 square metres as approved under application 610811. This was subsequently extended by 1548 square metres on the implementation of approval 07/00994/FUL to 6193 square metres. The Parking Standards SPD (March 2016) requires a 1 space per 17 square metres of floor area, which equates to a parking requirement of 361 spaces. As such, even with the loss of nine spaces leaving 396 spaces and the likelihood of customers and staff using a number of parking spaces around the facility, the site would still have a level of parking in excess of that required by the Parking Standards.

9.22 The applicant notes that approximately 146 cars are likely to use the facility per week, based on the average number of washes per week over surveyed sites. However the applicant has indicated that, based on existing sites, around 89% of car washing/valeting users would be store customers. This figure is considered reasonable as it is considered unlikely that the facility would attract a significant number of users that would not be using the store. 11% of 146 cars would equate to 16 additional cars visiting the site over the course of the week. The Highway Authority do not consider that this would have a significant impact on the operation of the local road network. Furthermore this would indicate that the facility would not add a significant additional parking pressure to the site, and given the capacity in the car park demonstrated in the parking survey this adds additional weight to the view that the site as existing can support this facility.

9.23 It is noted that the Highway Authority and Winkfield Parish Council have recommended that any consent should be temporary. The Highway Authority have made this recommendation for the reason that Bracknell is experiencing growth which will likely

increase demand for retail. The parking surveys provide a snapshot of the situation and while this is sufficient for now, the Highway Authority consider that the parking situation should be monitored so that parking would not be lost in perpetuity.

9.24 However Planning Practice Guidance states 'A condition limiting use to a temporary period only where the proposed development complies with the development plan...will rarely pass the test of necessity.' As the proposed development complies with the Development Plan in respect of parking it is not considered that temporary permission is justified. The Guidance also states that temporary permissions may be appropriate 'where it is expected that the planning circumstances will change in a particular way at the end of that period', however to impose such a condition the Local Planning Authority would need sufficient evidence to demonstrate that this would be the case. It is not considered that such evidence exists, and as such a temporary consent is not considered appropriate or justifiable on this occasion.

9.25 As such it is not considered that the development would result in an adverse impact on parking provision or highway safety. The proposal would therefore not be contrary to CSDPD Policy CS23, BFBLP 'Saved' Policy M9 or the NPPF.

v. Biodiversity Considerations

9.26 Allsmoor Pond is in close proximity to the application site, approximately 120m to the west, and discharge of water from the car wash into the surface water drainage system would be likely to result in an adverse impact on protected or notable species that are found at Allsmoor Pond. The application as originally submitted did not contain any drainage drawings or any new kerbs to prevent water from overflowing into surface water drains and as such did not demonstrate that it would protect biodiversity.

9.27 In response to these concerns, drainage plans have been submitted which show details of how water from the site will be collected and pumped into the Tesco foul sewer. The applicants have also confirmed that there would be no discharge into the surface water drainage system. As such there are no concerns relating to the impact of the proposed development on biodiversity and the development would not be contrary to CSDPD Policies CS1 and CS7.

vi. Community Infrastructure Levy (CIL)

9.28 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.29 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including new build that involves the creation of additional dwellings. The proposed development is not CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the proposal would result in an adverse impact on the character and appearance of the area or affect the vitality or viability of retail areas. The applicant has demonstrated to the satisfaction of the Local Planning Authority that the development would not result in an adverse impact on residential amenity, biodiversity, highway safety or parking provision, subject to appropriate conditions.

10.2 The proposed development would therefore not be contrary to CSDPD Policies CS1, CS7 or CS23, BFBLP 'Saved' Policies EN20, EN25 and M9 or the NPPF. As the proposal accords with the Development Plan a temporary consent is not considered to be appropriate.

11. RECOMMENDATION

11.1 **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 submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 03.04.17 and 08.06.17:

WCRG12-PL-002 (Rev A)

WCRG12-PL-003 (Rev A)

WCRG12-PL-004 (Rev A)

WCRG12-PL-005 (Rev B)

WCRG12-PL-006

WCRG12-PL-007

WCRG12-PL-008

WCRG12-PL-009

WCRG12-PL-010

WCRG12-PL-011 (Rev A)

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

03. The operation hereby permitted shall not be open to customers outside 08:00 hours to 19:00 hours Monday to Saturday, and 10:00 hours to 16:00 hours Sunday and Bank Holidays. No lighting shall be operational outside these hours.

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

[Relevant Policies: BFBLP EN20, EN25]

04. The development shall be carried out in accordance with the Alan Tulla Lighting document 'Survey Report and Recommendations' dated 21 March 2017.

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

[Relevant Policies: BFBLP EN20, EN25]

05. 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 structure on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority except for any lighting which may be shown on the approved drawings.

REASON: In the interests of the amenities of the residents of neighbouring properties.

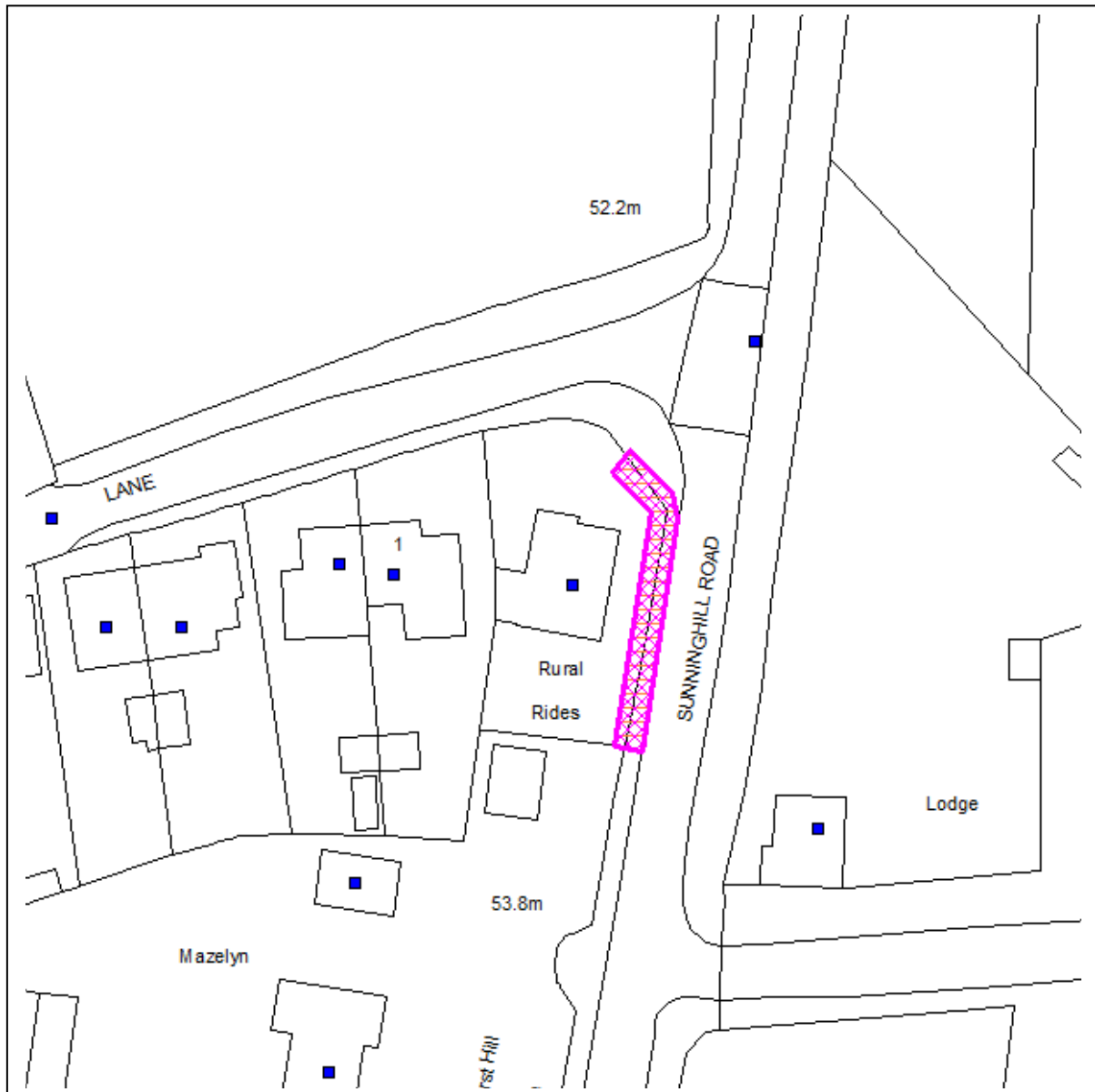
[Relevant Policies: BFBLP EN20, EN25]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. No details are required to be submitted in relation to any of the imposed conditions, however they are required to be complied with.

ITEM NO: Application No. 17/00248/3	Ward: Winkfield And Cranbourne	Date Registered: 7 April 2017	Target Decision Date: 2 June 2017
Site Address:	Rural Rides Pump Lane Ascot Berkshire SL5 7RW		
Proposal:	Replacement of existing 1.8m high timber fence with 2.4m high acoustic timber fence.		
Applicant:	FAO Mr Kenneth Wherrell		
Agent:	(There is no agent for this application)		
Case Officer:	Shannon Kimber, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the erection of a 2.4m high acoustic timber fence. This would replace the existing 1.8m high timber fence. The new fence would be sited 0.4 metres closer to the flank elevation of Rural Rides.
- 1.2 The proposed development would be acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the surrounding area. The development would not result in a negative impact on the residential amenity of the neighbouring properties, or on highway safety, nor would it result in a detrimental impact on the health of the nearby protected trees.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 As the proposed scheme is promoted by the Chief Officer for Planning, Transport and Countryside, it cannot be dealt with under delegated authority. As such it is being reported to the Planning Committee.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Outside of the defined settlement and is also within the Green Belt.
--

Site falls within Character Area Assessments SPD
--

Trees to the east of the application site are subject to a TPO
--

- 3.1 Rural Rides is a detached bungalow, located on a corner plot, fronting Pump Lane to the north, with Sunninghill Road to the east. There is a blanket Tree Preservation Order (reference: 1/1960) to the east of the application site. Rural Rides is situated within the 'Pump Lane, Cheapside' Study Area defined within the Character Area Assessments SPD (2010). The surrounding area is predominantly rural.

4. RELEVANT SITE HISTORY

- 4.1 Relevant planning history can be summarised as follows:

- 5555
Dwelling House at junction of Pump Lane and Sunninghill Road
Approved 1959
- 6122
Private dwelling house/bungalow
Approved 1960

5. THE PROPOSAL

- 5.1 The proposed fence would have a maximum height of 2.4 metres, and would extend for 26.5 metres along the eastern boundary of to Rural Rides. The replacement fence would be set a minimum of 0.4 metres further to the west (away from the highway) than the position of the current fence.

5.2 The siting of the proposed fence would allow for construction of a new public footway along Sunninghill Road.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Winkfield Parish Council raised no objections to this application but made the following observation:

It is felt that this proposal detrimentally changes the character of the area and street scene. If minded to approve, it is requested that a condition is added to ensure that new fencing is graduated to a lower level along the front of the property on Pump Lane.

[Officer Note: If the fence was lower in height its acoustic properties would diminish. The impact on the visual amenity of the area is addressed in the following report.]

Other Representations:

6.2 No representations were received from neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 The Highway Authority (HA) was consulted on this application. The HA has raised no objections to the amended plan and recommend that this planning application be approved.

7.2 No other statutory or non-statutory consultations have been required.

8. PLANNING CONSIDERATIONS

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1, CS2 and CS9 of the CSDPD 'Saved' policy EN8 and GB1 of the BFBLP	Consistent
Design	CS7 of the CSDPD	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP and CS23 of the CSDPD	Consistent - Para. 39 refers to LPAs setting their own parking standards for residential development
Tree	'Saved' policy EN1 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards, Supplementary Planning Document 2016		
Character Area Assessments, Supplementary Planning Document 2010		
Design, Supplementary Planning Document 2017		
Other publications		
National Planning Policy Framework 2012 (NPPF)		
Site Allocations Local Plan 2013 (SALP)		

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

- 9.1 The key issues for consideration are:
- i. Principle of Development
 - ii. Impact on Character and Appearance of Surrounding Area
 - iii. Impact on Residential Amenity
 - iv. Transport and Highways Considerations
 - v. Tree Implications
 - vi. Community Infrastructure Levy (CIL)

i. Principle of Development

- 9.2 Rural Rides is located on land outside of a defined settlement and within the Green Belt, as shown on the Bracknell Forest Borough Policies Map (2013).
- 9.3 Policy CP1 of SALP refers to the presumption in favour of sustainable development, as set out in the NPPF. CSDPD Policy CS1 sets out the sustainable development principles expected in new developments. It states that development should protect and enhance the character and quality of local landscapes and the wider countryside. CSDPD Policy CS2 sets out that the LPA will allocate land for development sequentially. CSDPD Policy CS9 and BFBLP 'Saved' Policy EN8 seek to protect land outside settlements from harmful development.
- 9.4 Bracknell Forest Borough Council Local Plan 'Saved' Policy GB1 states that alterations to existing dwellings should be sympathetic to the rural character of the locality. It further states that the Green Belt's visual amenity should not be injured by proposals for development.
- 9.5 Section 9 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- 9.6 The proposed fence would constitute an enclosure. While it would have a greater height than the existing fencing it would replace, it would be set further back in the streetscene and would therefore result in opening up a small section of land.
- 9.7 Paragraph 90 of the NPPF (3rd bullet point) identifies that local transport infrastructure which can demonstrate a requirement for a Green Belt location is a form of development what is not inappropriate in the Green Belt, provided its openness is preserved.
- 9.8 It is not considered that the proposal would detract from the openness and purpose of the Green Belt. The proposal would therefore be considered acceptable in principle, subject to no adverse impact on the character and appearance of the surrounding area including its countryside setting, the amenity of neighbouring occupiers, on highway safety or the health of protected trees. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

- 9.9 The application lies within the East of Bracknell Study Area (Pump Lane/Cheapside), Character Area Assessments SPD. The area is rural in character. Whilst hedgerows are a common form of boundary treatment, the existing boundary is denoted by a 1.8 metre high fence.
- 9.10 The proposed fence would be constructed from close boarded timber; this would be similar to the materials used in the existing fence. Therefore the choice of material proposed would not be considered a significant alteration from the existing situation. The proposed fence would not be stained or painted. It would be pressure treated timber, as per the existing fence.

9.11 Due to the proposed increase in height of the fence, it would be more noticeable from the highway. However, as it would be set further back from the highway, it would not be considered to have a detrimental impact in the streetscene.

9.12 In addition, it is noted that there a number of existing enclosures including tall fencing on both sides of Sunninghill Road. As such, the proposal would not be considered out of keeping with the character of the surrounding area.

9.13 It is acknowledged that there would be a loss in vegetation to facilitate the erection of the proposed fence in the new position. However, this vegetation can be removed without the need for consent.

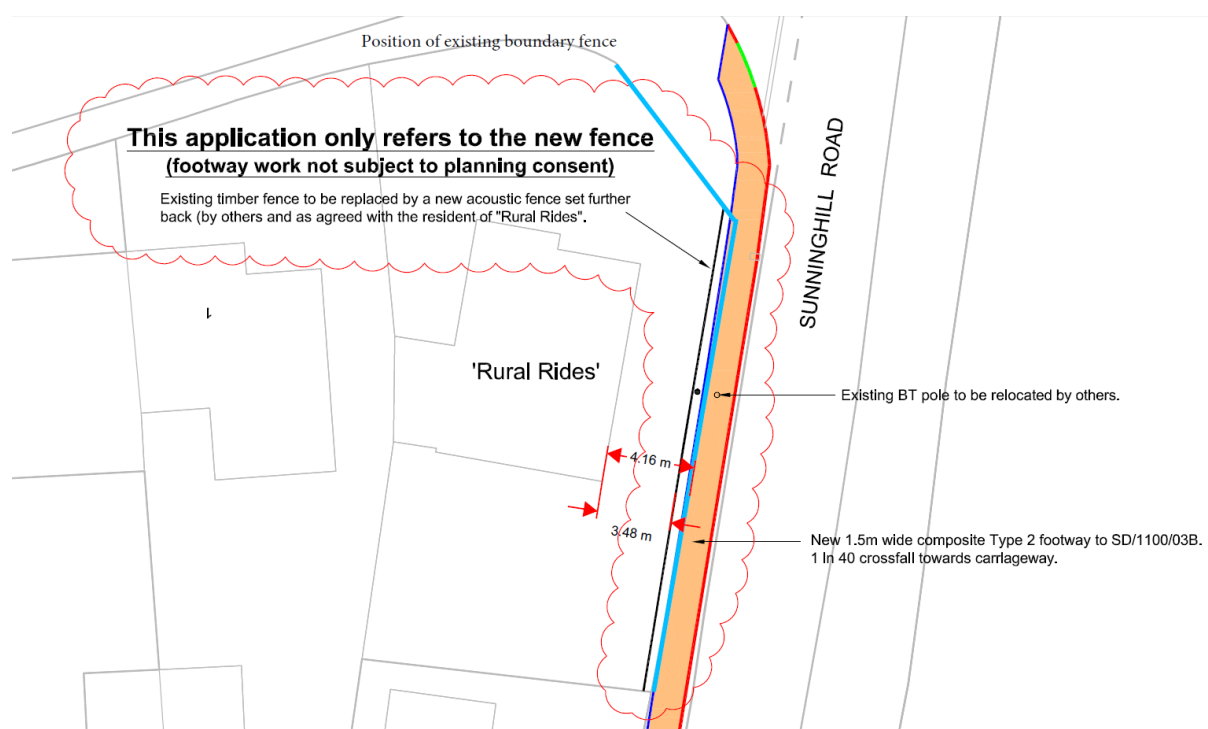
9.14 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20 and the NPPF.

iii. Impact on Residential Amenity

9.15 Due to the nature of the proposed development there would be no overlooking impacts.

9.16 The proposed fence would be sited 0.4 metres closer to the existing dwellinghouse at Rural Rides, at the closest point. It would have an increased height of 0.6 metres over the existing boundary fence. There are two windows in the eastern flank elevation of Rural Rides. These serve a living room to the rear of the dwelling and a bedroom to the front of the dwelling. Both of these windows are secondary sources of light to the habitable rooms.

9.17 The proposed fence would also extend 3.6 metres to the north east of the dwelling. Whilst this is to the front of the property, it would not be directly to the front of the dwelling. As such the proposal would not have an adverse impact on this room.



The image above demonstrates the distance between the existing and proposed boundary fence to the east of Rural Rides.

9.18 The proposed fencing would serve a practical purpose to the residential property of 'Rural Rides' through providing an acoustic barrier. This would be beneficial to the amenities of the occupiers to the west of Sunninghill Road.

9.19 Due to the separation distance between the proposed location of the fence and the properties to the west, in particular Roehurst 1 Pump Lane, it would not be considered to have an undue overbearing or overshadowing impact.

9.20 The proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

9.21 The new fence would be set back by a greater distance from the highway than the existing fence. The Highway Authority is satisfied that the proposed replacement fence would not interfere with sight-lines at the junction of Pump Lane and Sunninghill Road. The fence is being relocated as part of a highway safety scheme to provide a new footway.

9.22 The proposal would therefore be in line with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. Tree Implications

9.23 There is a blanket Tree Preservation Order (TPO 1/1960) to the east of the Rural Rides. This is separated from the application site by Sunninghill Road, as such the proposed development would not have a significant detrimental impact on the health of these close-by protected trees.

9.24 As such the proposed development is not considered to result in a negative impact on the health of protected trees. It therefore complies with 'Saved' policy EN1 of the BFBLP.

vi. Community Infrastructure Levy (CIL)

9.25 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is not for the implementation of a net increase in dwellings, this application will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development would be acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the surrounding area designated as Green Belt. The development would not result in a negative impact on the residential amenity of the neighbouring properties, or on highway safety, nor would it result in a detrimental impact on the health of the nearby protected trees. It is therefore considered that the proposed development complies with 'Saved' policies GB1, M9, EN1, EN8 and EN20 of the BFBLP, Policies CS1, CS2, CS9 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:
Site Location Plan and Block Plan, Drawing number: 5072/070, Received 07.04.2017
Proposed Elevation and Floor Plan, Drawing number: 5072/071, Received 07.04.2017
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated in the submitted application form.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

11.2 **Informative(s):**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Time limit
 2. Approved plans
 3. Materials
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
4. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.
5. It is noted that the approved drawing (reference number: 5072/070,) includes works which may or may not require planning permission. These have not been applied for, and as such do not form part of this decision notice.

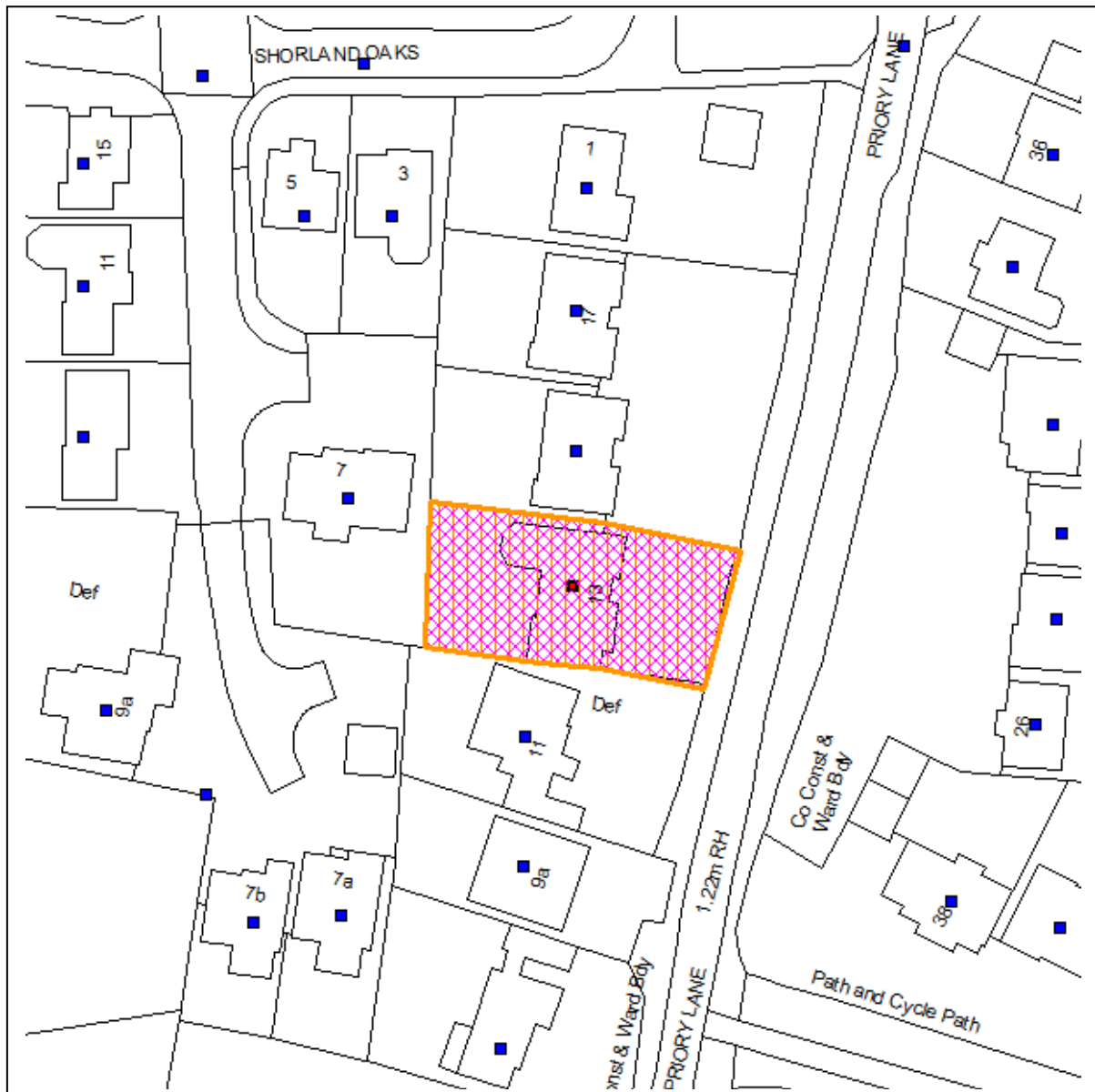
Doc. Ref:

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
17/00341/FUL	Warfield Harvest Ride	22 March 2017	17 May 2017
Site Address:	13 Priory Lane Warfield Bracknell Berkshire RG42 2JU		
Proposal:	Erection of a 1.8 metre high close boarded fence to front of property. (Retrospective)		
Applicant:	Mr Eric Neilson-Newman		
Agent:	Mr Philip Rowden		
Case Officer:	Shannon Kimber, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

- 1.1 Retrospective planning permission is sought for the erection of a 1.8 metre high, timber fence to front of property. Further proposed development includes the planting of a hedge to the front of the fence.
- 1.2 It is considered that the development is acceptable in principle and would not result in an adverse impact on the residential amenity of the neighbouring occupiers or on highway safety. The impact of the development would not be so detrimental on the character and appearance of the host dwelling or surrounding area as to warrant a refusal.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is to be considered by the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within area H of the Bracknell Study Area Character Area Assessments SPD
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- 3.1 13 Priory Lane is a two storey, detached dwelling located to the west of the highway. This is parking available to the front of the dwelling. The surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

- 4.1 Relevant planning history can be summarised as follows:

- 618313
Outline application for erection of 3 detached dwellings (Plots 1, 2 & 3). Affects 13, 15 and 17 Priory Lane Warfield
Approved 1993
- 619266
Reserved matters for siting, design, external appearance and landscaping pursuant to outline permission 618313 for erection of one dwelling. (Affects 13 Priory Lane Warfield)
Approved 1993

5. THE DEVELOPMENT

- 5.1 The hedge to the front of 13 Priory Lane has been removed and replaced with a 1.8 metre high, domed topped, timber fence. The fence is a domestic style with a chevron weave panel. It extends for 14.3 metres along the front boundary of the residential curtilage and the highway verge.

- 5.2 The development has been amended during the course of planning application. The fence would be stained a dark brown colour. It is also proposed to plant a hedge to the

front of the fence, screening it from the highway with a mixture of Hawthorn and Holly, both native species.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Binfield Parish Council commented on the application and recommend refusal for the following reasons:

- The fence out of keeping with the area;
- The removed hedgerow should have been retained under application 619266 (please see planning history section (4));
- The property has a shared access way so no additional security is delivered by the fence.

Other Representations:

6.2 Objections were received from 9, 10, Augusta (16), 22, 26 and 30 Priory Lane. These comments have been summarised below:

- The fence erected is not in keeping with the lane. It has spoilt the visual impact and outlook of what has been an attractive lane. The mature hedgerows and protected trees gives Priory Lane it's defining appearance and also provides habitat for a very wide range of birds and other wildlife. The lane is classified as 'Ancient Highway' and is of historical importance. It is noteworthy for the abundance of natural hedgerow along the whole length of the lane and its removal has a negative impact on the streetscene.
- The historic planning restriction should be adhered to, this development contravenes it. In the past there has been objections made in relation to new housing developments over the number of access points that would result in the removal of hedgerows onto Priory Lane. Bracknell Forest Council agreed and made a stipulation that the number of breaks in the hedgerow be minimised to retain the character of the lane.
- The applicant states it is for added privacy and security, this is substantiated as the original hedge provided screening and privacy. Security has not been improved as you can still walk around the fence. There is no through road so there is minimal traffic. Privacy is limited when the dwelling has a shared drive.
- If such boundary treatment were allowed, it would set a precedent and would open up the possibility of other residents removing the natural hedgerow and erecting a range of different styles of enclosure. This would fundamentally alter the character of Priory Lane. This would have a significant negative impact on the local ecology.

[Officer Note: The impact of the fence on the character and appearance of the surrounding area is assessed in section b of the following report. Whilst there is a restrictive condition relating to enclosures to the front of the application site, this does not prohibit applications to remove or vary conditions.]

6.3 No other representations were received from neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory consultations were carried out; however informal discussions were held with the Tree Service and the Landscape Officer.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Trees	'Saved' policy EN1 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Design Supplementary Planning Document 2017		
Bracknell Forest Borough Character Area Assessments Supplementary Planning Document 2009		
Bracknell Forest Borough Streetscene Supplementary Planning Document 2011		
Other publications		
National Planning Policy Framework (NPPF)		
Bracknell Forest Borough Policies Map (2013)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Tree Implications
- v. Community Infrastructure Levy

i. Principle of Development

9.2 13 Priory Lane is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), SC2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of the host dwellinghouse and surrounding area, residential amenities of neighbouring properties, health of protected trees etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The application site is located within Area H of the Bracknell Study Area Character Area Assessments SPD. Area H is rural in character and has remnants of Victorian development, it is in contrast to the surrounding New Town character. Open countryside is less than 100 metres to the north of this area. The majority of boundaries are lined by high hedges and mature tree planting. There is consistent boundary treatment and alignment of the hedges. These hedges define the character of Priory Lane and should be retained.

9.4 Hedgerows form part of the soft landscaping of an area. The Streetscene SPD sets out the importance of soft landscaping as it informs character and has significant environmental benefits. Due to the number of hedgerows fronting Priory Lane, they form a contiguous corridor which is of significant value to wildlife.

9.5 The Design SPD states that frontages should be designed to create a streetscene with a distinctive character that relates to the context of the area. The character of this area is predominately formed by landscape and boundary treatments. The removal of the

hedgerow to the front of property, albeit 14.3 metres of a 350 metre long road, erodes the character of the area. However, the planting of a hedge of native species has been agreed as part of this planning application that, once established, would maintain the character of the area, and therefore it is recommended that the hedge is secured by condition.

- 9.6 It is acknowledged that there are examples of other boundary treatments within the streetscene. These are mainly post and rail style fences, set in front of an existing hedgerow. With time, the proposed hedge to the front of the fence at number 13 would screen the fence from the highway. As such, it would have less significant impact on the character of the area.
- 9.7 The character of Priory Lane is overwhelmingly verdant; the natural wood fence is prominent and incongruous. The proposed hedge would contribute to the verdant character. A soft landscaping scheme has been submitted. The proposed hedge would comprise of a mixture of hawthorn and holly, both native species. In addition, the holly would be evergreen, and would aide to screen the hedge during the winter months.
- 9.8 Subject to the suggested conditions, the proposal would be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

- 9.9 Due to the nature and scale of the development, it has a minimum impact on the residential amenities of the occupiers of the neighbouring dwellings.
- 9.10 As such, the development is not considered to affect the residential amenities of neighbouring properties and is in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF
- 9.11 Therefore the proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Tree Implications

- 9.12 There are several trees close to the application site which are protected by a Tree Preservation Order. These include an oak tree (TPO 557A T1) to the front of the neighbouring property to the south, 11 Priory Lane, another oak (TPO 184 T1) to the front of the neighbouring property to the north, 15 Priory Lane, and a further two oaks (TPO 184 T8 and T9) on the opposite side of Priory Lane to the application site.
- 9.13 The closest of these protected trees is located approximately 12.2 metres for the fence, at the closest point. Due to the separation distances, with intervening features such as the highway and drives, also as the erection of the fence is relatively low impact, it is considered that the fence does not result in a negative impact on the health of the protected trees and complies with 'Saved' policy EN1 of the BFBLP.

v. Community Infrastructure Levy (CIL)

- 9.14 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is not for the implementation of a net increase in dwellings, this application will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the residential amenity of the neighbouring occupiers or on highway safety. The impact of the development would not be so detrimental on the character and appearance of the host dwelling or surrounding area as to warrant a refusal. It is therefore considered that the proposed development, subject to the suggested conditions, complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:
Site Location Plan, Received 22.03.2017
Block Plan, Received 22.03.2017
Proposed Elevations, Drawing reference: Appendix One, Received 22.03.2017
Proposed Cross Section, Drawing reference: Appendix Two, Received 22.03.2017
Soft Landscaping Plan, Received 05.06.2017
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
2. Within one month of the date of this decision, the fence hereby approved shall be stained with a natural creocote dark stain.
REASON: In the interest of the amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
3. The soft landscaping scheme submitted in support of the development hereby approved shall be followed. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, with two months of this approval. As a minimum, the quality of all 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 within two months 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]
4. The hedge hereby approved shall hereafter be retained at a density as stated in the submitted Soft Landscaping Scheme. It shall be maintained at the height of no less than 1.5 metres. It shall be retained for as long as life of the approved fence.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

11.2 Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Approved plans and details
 2. Fence to be stained
 3. Hedge to be planted
 4. Height and density of hedge maintained
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

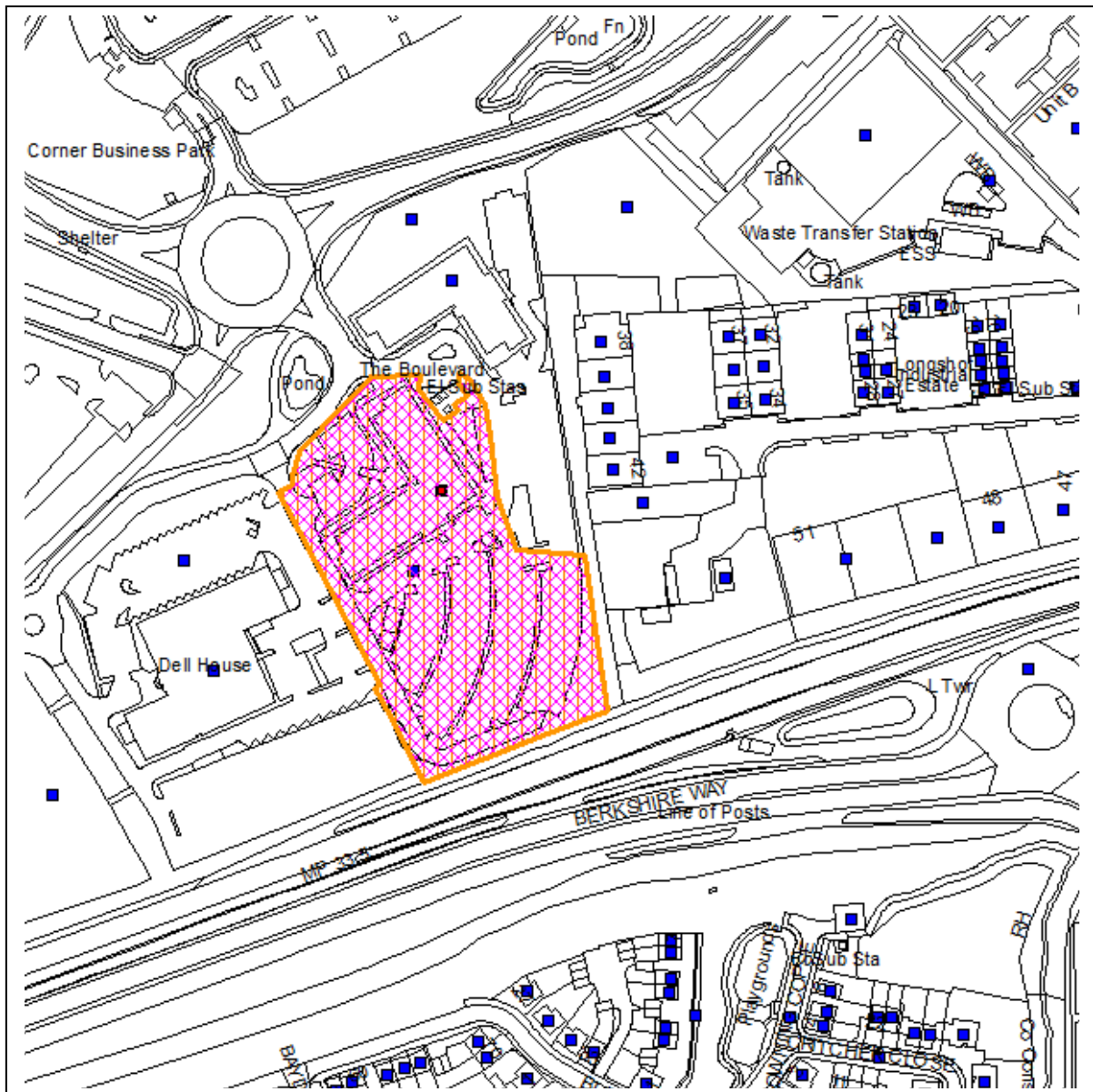
Doc. Ref:

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk

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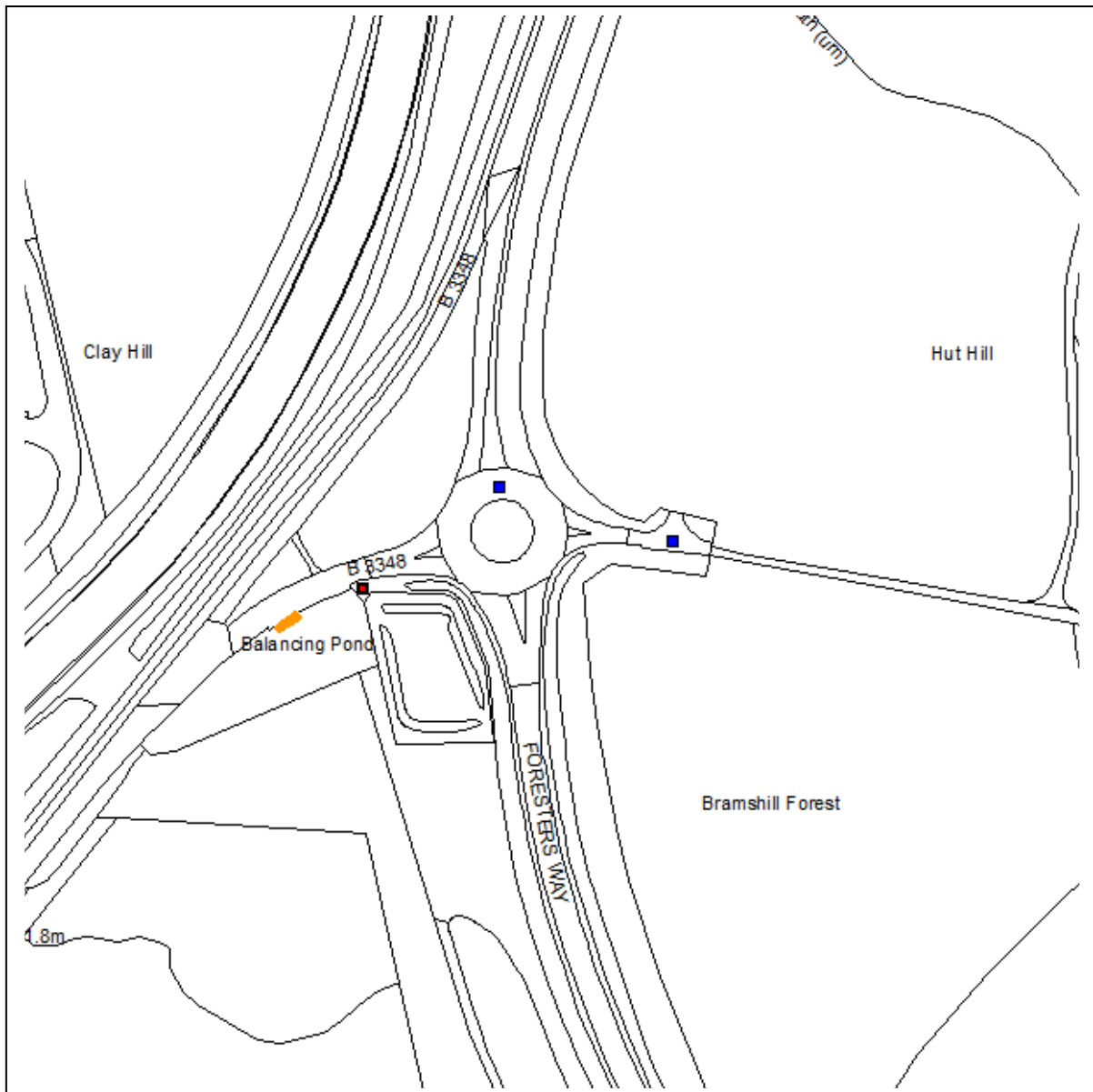
ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
17/00442/PAC	Binfield With Warfield	4 May 2017	29 June 2017
Site Address:	Building 2 Technology House The Boulevard Cain Road Bracknell Berkshire RG12 1WP		
Proposal:	Application for Prior Approval for the change of use of ground floor from Office (B1) use to Residential (C3), forming 20 no. (14 x one bed and 6 x two bed) units.		
Applicant:	Bracknell CR Ltd		
Agent:	K R PLanning		
Case Officer:	Matthew Miller, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



ITEM NO: Application No. 17/00557/RTD Site Address:	Ward: Crowthorne	Date Registered: 26 May 2017	Target Decision Date: 20 July 2017
Proposal:	Telecommunications Mast Foresters Way Crowthorne Berkshire		
Applicant:	Replacement of existing 14.7M high phase 3 pole with proposed 15m high Alpha pole installation of 1 no. proposed equipment cabinet plus ancillary apparatus.		
Agent:	H3G and EE Ltd		
Case Officer:	J N Planning Consultants Sarah Horwood, 01344 352000 development.control@bracknell-forest.gov.uk		

Site Location Plan (for identification purposes only, not to scale)



1. SUMMARY

1.1 Prior approval is sought for a 15m high telecommunications mast to replace an existing 14.7m high mast. A replacement cabinet is also proposed.

1.2 It is considered that the replacement mast and cabinet would not result in an adverse impacts on the character of the surrounding area or the amenity of surrounding properties. Further, no adverse highway safety issues would result.

1.3 It is therefore recommended that prior approval be granted for the replacement mast and cabinet.

RECOMMENDATION

Delegate to the Head of Planning to grant Prior Approval as per the recommendation in Section 12 of this report following the expiration of the consultation period.
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2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as the application has to be determined within 56 days.

3. PERMITTED DEVELOPMENT RIGHTS FOR TELECOMMUNICATIONS DEVELOPMENT

3.1 Class (a) A, Part 16, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2016 (as amended) deals with permitted development for telecommunications development.

3.2 Class (a) A relates to the installation, alteration or replacement of any telecommunications apparatus.

A.1 states that development is not permitted by Class A (a) if-

(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced-

(i) exceed the greater of the height of the existing mast or a height of-

(aa) 25 metres above ground level on unprotected land; or

(bb) 20 metres above ground level on article 2(3) land or land which is on a highway: or

(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

3.3 The proposed replacement mast would not exceed the heights outlined above and as such the mast complies with this. The GPDO also allows for cabinets where they do not exceed 1.5sqm. The ground area of the proposed replacement cabinet would be under this size criteria.

3.4 Due to the close proximity of the replacement mast and replacement cabinet to the highway, along with the proposed increase in height and width of the replacement mast, it is considered necessary to assess their siting in terms of highway safety and impact on character and appearance of the surrounding area. As such, prior approval is required to ensure that there is no detrimental impact upon highway safety or the character and appearance of the surrounding area.

4. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

4.1 The site lies to the west of Foresters Way and to the south of Bracknell Road. The Transport Research Laboratory lies to the north-west of the site.

4.2 The existing mast is set in an isolated location against a backdrop of trees.

4.3 The nearest residential dwellings are Highfield to the south-west some 580m away and dwellings at Quintilis some 630m away to the north-east.

5. RELEVANT SITE HISTORY

5.1 Relevant planning history can be summarised as follows:

06/00136/RTD granted March 2006 for submission of details of siting and appearance for the erection of 14.7m high monopole telecommunications mast with associated equipment cabin on land to south west of roundabout junction of Foresters Way with B3348 Bracknell Road

16/00275/RTD granted May 2016 for replacement of existing 14.7M high phase 3 pole with proposed 15m high Alpha pole installation of 1 no. proposed equipment cabinet plus ancillary apparatus.

6. THE PROPOSAL

6.1 This application seeks prior approval to erect a 15m high Alpha monopole mast with shrouded headframe following the removal of the existing 14.7m high monopole. The replacement mast would be sited in an alternative position to that of the existing monopole, sited approximately 2.5m away from the existing monopole.

6.2 The proposed replacement mast and antenna shroud would be galvanised steel/grey in colour.

6.3 A replacement equipment cabinet is also proposed – a Komodo cabinet which would be green in colour. It would have dimensions of 0.7m x 0.7m with a height of 2.1m.

6.4 The proposed mast would be upgraded to provide improved 2G and 3G coverage for the EE and H3G network and also provide 4G (fast service) data.

6.5 The mast and associated antennas are 'permitted development', but the developer must apply to the Local Planning Authority (LPA) to ascertain whether prior approval is required for the siting and appearance of the development. In this instance the applicants have submitted these details for approval and the Council has 56 days in which to consider them.

6.6 The applicant has submitted a certificate, which confirms that the proposed mast meets ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines.

7. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

7.1 No comments received at time of writing.

Other representations:

7.2 No representations have been received at time of writing.

7.3 The consultation period expires on 2 July 2017. Any further comments received past the deadline of the Committee Report will be included on the Supplementary Report. The recommendation is that the application be then delegated to the Head of Planning in view of any comments received between the Planning Committee of 22 June and the 2 July deadline.

8. SUMMARY OF CONSULTATION RESPONSES

Highway Officer

8.1 No objection.

9. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

9.1 The key policies and guidance applying to the site are:

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 and SC4 of BFBLP	Consistent (SC4 consistent with regards to character and appearance considerations)
Highway safety	CS23 of CSDPD	Consistent
Telecommunications Provision	Saved policy SC4 of BFBLP	Not consistent in terms of need(see sections 10.24 – 10.26 of report).
Supplementary Planning Documents (SPD)		
(None)		
Other publications		
National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) Community Infrastructure Levy.		

10. PLANNING CONSIDERATIONS

10.1 The key issues for consideration are:

- i. Impact on character and appearance of the area
- ii. Impact on residential amenity
- iii. Impact on highway safety
- iv. Health implications
- v. Need
- vi. Community Infrastructure Levy

i. IMPACT ON CHARACTER AND APPEARANCE OF AREA

10.2 The mast is located on a busy B road with a 60mph speed limit close to the roundabout with Bracknell Road and Foresters Way. The replacement mast would be marginally wider (+0.1m increase) and higher (+0.3m increase) than the existing mast. Due to the small increase in its dimensions, traffic speeds, the mast being set in front of a backdrop of trees and being sited close to its original position, it would not appear unduly prominent in the street scene. The replacement mast would retain its slimline design.

10.3 Further, the replacement mast would be the same colour as the mast it would replace which would further mitigate its appearance in the street scene.

10.4 1no. replacement cabinet is proposed along with the retention of existing cabinets. The replacement cabinet would not appear visually cluttered to the detriment of the surrounding area when viewed in conjunction with the existing cabinets on site. The replacement cabinet would be painted green to match the existing cabinets on site.

10.5 A replacement telecommunications mast is required to improve and upgrade existing network coverage. No alternative sites have been considered in view of the proposal being an upgrade to an existing site. A mast has been in situ at this location since 2006 and it is not considered that upgrading the existing mast and associated equipment would be harmful to the character of the area.

10.6 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policies EN20 and SC4, and the NPPF.

ii. IMPACT ON RESIDENTIAL AMENITY

10.7 The nearest residential property is some 580m away at Bracknell Road to the south-west and the north-east the nearest dwellings are at Quintilis some 630m away. In view of these separation distances, along with the nominal increase in height and width of the mast, the proposed replacement mast and replacement cabinet would not have a detrimental impact on the residential amenities of surrounding dwellings through visual prominence. Due to the isolated siting of the mast away from residential dwellings, the revised siting of the replacement mast would not have any impact on surrounding dwellings.

10.8 It is therefore considered that the development would not result in an adverse impact on the amenity of neighbouring properties in accordance with BFBLP 'Saved' Policy EN20 and the NPPF.

iii. IMPACT ON HIGHWAY SAFETY

10.9 This is an existing telecommunications site (mast and cabinets) adjacent to the B3348 Bracknell Road heading towards Crowthorne. The site is around 70m west of the roundabout with Foresters Way and the road is subject to the national speed limit (not 50mph as indicated on the Proposed Site Plan).

10.10 The proposed mast would be higher than the existing mast it would replace and is to be relocated 2.5m northwards (slightly close to the roundabout). This new mast is shown as positioned 2.7m from the edge of carriageway (similar to the existing mast) and this would be a sufficient offset to avoid passing traffic. The proposals include new cabinets which would be offset around 2m from the edge of carriageway in line with existing cabinets at the site.

10.11 Existing maintenance access arrangements which are likely to be infrequent and involve cars/vans pulling off the road to utilise the hardstanding and verge would remain.

10.12 A '*Cherry Picker Location*' is shown on the Proposed Site Plan and this is likely for the works to remove and replace the mast. A cherry picker is proposed to park on the hardstanding strip and given the width of the hardstanding, a cherry picker may well protrude into the traffic lane. Vehicles tend to be travelling at speed and forward visibility is restricted due to the bend. The applicant should be advised to contact the Bracknell Forest Council

Traffic Manager to confirm traffic management arrangements during the removal/installation works and this can be dealt with by way of informative.

10.13 As such, the proposal is considered to be in accordance with CS23 of the CSDPD and the NPPF and would not result in highway implications.

iv. HEALTH IMPLICATIONS

10.14 The applicant has submitted a certificate which confirms that the proposed mast meets ICNIRP (International Commission Non-Ionising Radiation Protection) guidelines.

10.15 The ICNIRP is an independent scientific body which has produced an international set of guidelines for public exposure to radio frequency waves. These guidelines were recommended in the Stewart Report and adopted by the Government, replacing the National Radiological Protection Board (NRPB) guidelines.

10.16 It is therefore considered that there are no grounds for refusal of the proposal based on perceived health risks, and as a result the proposal complies with the NPPF.

v. NEED

10.17 BFBLP 'Saved' Policy SC4 refers to telecommunication development being permitted provided that there is a need for the development.

10.18 However, para. 46 of the NPPF states that 'Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, [or] question the need for the telecommunication systems'.

10.19 The applicants have outlined the need to provide improved telecommunications services in this location. However, the issue of need is not a planning consideration and therefore in this respect, 'Saved' Policy SC4 is inconsistent with national policy.

vi. COMMUNITY INFRASTRUCTURE LEVY (CIL)

10.20 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

10.21 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings. In this case the proposal is not CIL liable as it would not constitute the creation of internal floor space.

11. CONCLUSIONS

11.1 It is considered that the replacement mast and cabinet would not result in an adverse impact on the character of the surrounding area or the amenity of surrounding properties. Further, no adverse highway safety issues would result.

11.2 It is therefore considered that the proposed development complies with Development Plan Policies SALP Policy CP1, CSDPD Policies CS1, CS2, CS7, and CS23, BFBLP 'Saved' Policy EN20, and the NPPF With regard to 'Saved' Policy SC4 limited weight is given to this policy for the reason given.

12. RECOMMENDATION

12.1 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. BRF018 001 Rev D received 26 May 2017
Drawing no. BRF018 002 Rev D received 26 May 2017
Drawing no. BRF018 003 Rev D received 26 May 2017

2. The existing 14.7m high mast shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational and the existing mast has been decommissioned.

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

3. The replacement mast hereby approved shall be painted Grey RAL 7035.

REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

4. The Komodo 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]

Informative

1. The applicant is advised to seek consent from the Council's Traffic Manager for any traffic management works. The Traffic Manager can be contacted at the Environment Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000.

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