



NOTICE OF MEETING

Planning Committee

Thursday 17 August 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, Dr 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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Planning Committee
Thursday 17 August 2017, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House,
Bracknell

Sound recording, photographing, filming and use of social media at meetings which are held in public are permitted. Those wishing to record proceedings at a meeting are however advised to contact the Democratic Services Officer named as the contact for further information on the front of this agenda as early as possible before the start of the meeting so that any special arrangements can be made.

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 20 July 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 16/01284/FUL Royal Berkshire Polo Club, North Street, Winkfield, Windsor, Berkshire SL4 4TH**

Levelling and extension to No. 6 Ground and creation of irrigation pond. 55 - 68
6. **PS 13/00783/REM Land North Of Peacock Lane, Peacock Lane, Bracknell, Berkshire**

Submission of details of layout, scale, appearance, access and landscaping for the erection of 128no. dwellings accessed from Peacock Lane with associated access roads, pedestrian and cycle links, car parking, landscaping (including drainage) and associated works pursuant to outline planning permission 98/00288/OUT (623523). 69 - 86
7. **PS 17/00401/REM Land At Former TRL Site, Nine Mile Ride, Wokingham, Berkshire RG40 3GA**

Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT. 87 - 104
8. **PS 17/00126/COND Land At Former TRL Site, Nine Mile Ride, Crowthorne, Berkshire RG40 3GA**

Details pursuant to condition 11 (tree survey) of planning permission 13/00575/OUT. 105 - 110
9. **PS 17/00572/T Land At Former TRL Site, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire RG40 3GA**

xErection of a temporary sales and marketing suite with associated car parking. 111 - 118
10. **17/00505/FUL Iveagh Court, Nightingale Crescent, Bracknell, Berkshire**

Refurbishment of existing building comprising external wall insulation, new windows and cladding in a new colour scheme affecting all existing elevations and the erection of a new communal core connecting the two wings of the building. 119 - 126
11. **17/00563/FUL Flat Above Paws Nursery, Hayley Green, Warfield, Bracknell, Berkshire**

Erection of first floor conservatory. 127 - 134
12. **PS 17/00578/A Land At Former TRL Site, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire RG40 3GA**

Display of 3 no. illuminated & 5 no. non illuminated board signs, 18 no. non illuminated hoarding panels, 7 no. flags/flagposts, 10 no. illuminated and non illuminated fascia signs. 135 - 142

13. **17/00618/FUL 117 - 119 College Road, College Town, Sandhurst, Berkshire GU47 0RD**

Section 73 application for the variation of condition 3 (increase in number of children who can attend the nursery from 45 to 55) and condition 4 (increase in number of children who can attend full day care session from 27 to 37 between 08.00 to 18.00 hours) of planning permission 16/00339/FUL, for the proposed use of dwellinghouse for the purpose of residential dwelling and Children's Nursery (No.119). Proposed formation of combined driveway to the front of Nos. 117-119

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14. **MISCELLANEOUS ITEM**

Planning Performance Report – Quarter One 2017-18

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PLANNING COMMITTEE
20 JULY 2017
7.30 - 11.41 PM

Present:

Councillors Brossard (Vice-Chairman), D Birch, Finnie, Heydon, Dr Hill, Mrs Ingham, Leake, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Phillips and Thompson

Also Present:

Councillors Peacey and Turrell

Apologies for absence were received from:

Councillors Dudley, Angell, Mrs Angell and Mrs Hayes MBE

13. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 22 June 2017 be approved as a correct record and signed by the Chairman, subject to the addition of Councillor Phillips to the list of those present at the meeting.

14. Declarations of Interest

Councillor Leake declared an interest in Agenda item no. 12 [17/00331/FUL – Binfield Parish Council, Benetfeld Road, Binfield, Bracknell, Berkshire, RG42 4EW] as a member of Binfield Parish Council.

15. Urgent Items of Business

There were no items of urgent business.

16. PS 16/01195/FUL Land East Of Avery Lane and North Of Watersplash Lane, Warfield, Bracknell, Berkshire

Erection of 116 dwellings with associated landscaping, infrastructure works and open space of public value served by vehicular access from north-south link road and pedestrian/cycle link to Watersplash Lane.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- Objections received from 9 properties as summarised in the Agenda papers together with a further late objection reported at the meeting.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Mrs Davies, objector to the application, and Greg Blaquiére from the Agents representing the applicant.

RESOLVED that following the completion of planning obligations secured by a framework Section 106 agreement, under Section 106 of the Town and Country Planning Act 1990, associated with this application and with applications 16/01253/FUL and 16/01274/FUL submitted by the consortium of developers at Newell Green (considered elsewhere on this agenda) relating to:

- the provision of on-site affordable housing
- the provision of on-site open space
- Thames Basin Heaths SPA mitigation
- a Travel plan
- access to the development from Sopwith Road
- the provision and long-term maintenance of sustainable drainage (SuDS)
- the delivery of roads, footways and cycleways
- the phasing of the development

and financial contributions towards:

- furniture and ICT fit out of Warfield Primary School (Sopwith Road);
- off-site open space improvements
- Warfield community hub (at the planned neighbourhood centre off Newell Green) or other projects
- off-site transport enhancements
- SPA Strategic Access Management & Monitoring (SAMM)

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 received by the Local Planning Authority:-

- 161832E_A_P001_Rev B Location Plan
- 161832E_A_P010_Rev U Layout
- 161832E_A_P011 Rev F Parking Layout
- 161832E_A_P013_Rev D Affordable Layout
- 161832E_A_P015-Rev C-Street Elevation 1
- 161832E_A_P016-Rev C-Street Elevation 2
- 161832E_A_P017-Rev C-Street Elevation 3
- 161832E_A_P018-Rev C-Street Elevation 4
- 161832E_A_P019-Rev C-Street Elevation 5
- 161832E_A_P020-Rev C-Street Elevation 6
- 161832E_A_P021-Rev C-Street Elevation 7
- 161832E_A_P030 Rev D Hardworks
- 161832E_A_P031 Rev D Softworks
- 161832E_A_P033.pdf Attenuation Basin Cross Sections
- 161832E_A_P100 Rev A-Temporary Turning Head
- 161832E_PA _ 001-Rev A-House type - LUDLOW
- 161832E_PA _ 002-Rev A-House type - LUDLOW
- 161832E_PA _ 003-Rev C-House type - WARWICK
- 161832E_PA _ 004-Rev C-House type - WARWICK
- 161832E_PA _ 005-Rev A-House type - AMBERLEY
- 161832E_PA _ 006-Rev A-House type - AMBERLEY
- 161832E_PA _ 007-House type - WORCESTER+

161832E_PA_008-House type - WORCESTER+
 161832E_PA_009-House type - OXFORD+
 161832E_PA_010-House type - OXFORD+
 161832E_PA_011-Rev B-House type - YORK (SEMI) DR
 161832E_PA_012-Rev A-House type - YORK (SEMI) DR
 161832E_PA_013-Rev A-House type - YORK (SEMI) DR
 161832E_PA_014-Rev A -House type - SHAFTESBURY
 161832E_PA_015-Rev A -House type - SHAFTESBURY
 161832E_PA_016-House type - BALMORAL
 161832E_PA_017-Rev A House type - HIGHGATE 5
 161832E_PA_018-Rev A House type - HIGHGATE 5
 161832E_PA_019-Rev A House type - HIGHGATE 5
 161832E_PA_020-House type - RICHMOND
 161832E_PA_021-House type - RICHMOND
 161832E_PA_022-House type - RICHMOND
 161832E_PA_023-Rev A-House type - TOWER
 161832E_PA_024-Rev A-House type - TOWER
 161832E_PA_025-Rev A-House type - TOWER
 161832E_PA_026-Rev A-House type - TEME
 161832E_PA_027-Rev A-House type - Dart
 161832E_PA_028-Rev B-House type - TAVY
 161832E_PA_029-Rev B-House type - Tavy Tavy
 161832E_PA_030-Rev B-House type - Tavy Tavy 3
 161832E_PA_031-Rev A-Typical Carport
 161832E_PA_032-Rev C-Affordable apartment
 161832E_PA_033-Rev D-Affordable apartment
 161832E_PA_034-Rev D-Affordable apartment
 161832E_PA_035-Rev C-Affordable apartment
 161832E_PA_036-Rev B-Affordable apartment
 161832E_PA_037-Rev C-Affordable apartment
 161832E_PA_038-Rev B-Affordable apartment
 161832E_PA_039-Rev A-Affordable apartment
 161832E_PA_040-Rev A-Affordable apartment
 161832E_PA_041-Rev A-Affordable apartment
 161832E_PA_042-Rev A-Affordable apartment
 161832E_PA_043-Rev A-Affordable apartment
 161832E_PA_044-Rev A-Affordable apartment
 161832E_PA_045-Rev A-Affordable apartment
 161832E_PA_050-House type - YORK (SEMI) DR
 161832E_PA_051-Typical Carport
 161832E-LA-P001-F.pdf Public Open Space General Arrangement Plan 1 of 3
 161832E-LA-P004-C.pdf Public Open Space Planting Schedules
 36151-001-001 A – Site access roundabout proposed 4th arm
 Drainage StrategyWAR-BWB-HDG-XX-DR-EN-0002 S2 revision P9
 Arboricultural Impact Assessment and Method Statement (ACD 04.05.2017)
 13020-1-D Lighting strategy.
 REASON: To ensure that the development is carried out only as approved by the
 Local Planning Authority.

03. The following windows:-

- plots 74-81: 1st floor west-facing bathroom window
- plots 89-96: 1st floor south-facing bathroom window

hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

04. The following windows:-

- plots 74-81: 1st floor west-facing kitchen windows
- plots 89-96: 1st floor south-facing kitchen windows and 2nd floor west facing living/dining room window

hereby permitted shall at all times be high-level windows having a cill height of not less than 1.7 metres above internal floor.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

05. 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.

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

06. 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: BFBLP EN20, Core Strategy DPD CS7]

07. The development hereby permitted shall not be begun until a vehicular link has been constructed to base course level connecting the north-south link road (Sopwith Road) to the western boundary of the application site in the location shown on the Proposed Site Layout (drawing 161832E/A/P010/U).

REASON: To ensure access to the site during the construction phase and thereafter in the interests of amenity and highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. No dwelling shall be occupied until a means of pedestrian, cycle and vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of any driveway serving it 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]

11. The gradient of private drives shall not exceed 1 in 12.
REASON: To ensure that adequate access to parking spaces and garages is provided.
[Relevant Policies: Core Strategy DPD CS23]

12. No gates shall be provided on any vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the associated vehicle parking has been provided 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]

14. 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]

15. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.
REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9]

16. No dwelling shall be occupied until the visitor car parking spaces shown on the approved layout drawing have been provided and signed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The spaces with their associated signage shall thereafter be retained available for the use of occupiers of, and visitors to, the buildings hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

17. No dwelling shall be occupied until secure and covered parking for bicycles serving that dwelling 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]

18. No dwelling hereby approved on plots 105-108 (inclusive) and 113-115 (inclusive) shall be occupied until a turning head has been provided between plots 110 and 115 as shown on drawing 161832E_A_P100 Rev A-Temporary Turning Head. This turning head shall thereafter be kept available for use until the Local Planning Authority has confirmed in writing that an acceptable alternative turning facility has been provided.
REASON: In the interests of amenity and highway safety.

[Relevant Policies: Core Strategy DPD CS23]

19. No flat hereby permitted shall be occupied until bin storage serving it has been provided in accordance with the approved details. The bin storage shall thereafter be retained.

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

[Relevant Policies: BWLP WLP6 and WLP9]

20. 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.

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

REASON: In the interests of nature conservation.

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

22. 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:-

- o measures to avoid harm to biodiversity
- o features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
- o habitat enhancements (not mitigation)
- o on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

23. 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 except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

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

24. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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]

25. No development shall commence until details of boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details.

REASON: In the interests of the appearance of the site
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

26. 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

27. 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

28. 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
- (vii) methods of disposal of green and commercial waste

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 Plans and Policies: EN25 BFBLP]

29. 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]

30. 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]

31. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected during the course of building works in accordance with the details contained in the 'Land North of Watersplash Lane and East of Avery Lane, Newell Green - Arboricultural Impact Assessment and Method Statement (ACD 26.10.2016).

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]

32. The development shall not be begun until a full detailed design of the proposed surface water system has been submitted to and approved in writing by the Local Planning Authority. The drainage design shall accord with the strategy set out in BWB Drawing No. WAR-BWB-HDG-XX-DR-EN-0002 S2 revision P9. Details of:-

- design of permeable paving including confirmation of construction, depths to invert levels, cover levels and maximum storage volumes in accordance with the approved drainage strategy;

- detailed design of balancing pond, headwalls, sediment fore-bays, control structures, associated earthworks specification, and confirmation that suitable supervision is in place for the construction of the bund;

- design of attenuation tanks; and
- results of the 1 in 1, 1 in 2, 1 in 30 and 1 in 100 year and 1 in 100 year +40% storm for the detailed scheme and confirmation that runoff rates accord with the BWB FRA Revision P8

shall be submitted to support the detailed scheme design which shall also include confirmation of exceedance routes through the development.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

33. The development shall not be begun until the detailed design of the complete swale in the north-south greenway (including lengths of it covered by planning application 16/01274/FUL) has been submitted to and approved in writing by the Local Planning Authority. The design shall include cross-sections with finished floor levels of adjacent properties relative to 1 in 100 year level + climate change level, proposed structures, check dams, and water meadow features. The supporting hydraulic model shall be submitted including baseline results, demonstrating that flood risk is not increased off-site as a result of the scheme.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

34. No dwelling hereby approved shall be occupied until an Inspection and Validation report confirming that the pond has been constructed in accordance with the Approved Earthworks specification has been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

In the event of the s106 planning obligations not being completed by 31 July 2017 the Head of Planning be authorised to either extend the deadline or **REFUSE** the application for the following reasons:-

1. 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, Policies CS5 and CS14 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

2. 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.

3. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, a travel plan, open space, community and educational facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, and CS24 of the

Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Warfield Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

17. **PS 16/01253/FUL Land South Of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire**

Erection of 54 no. dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- Objections received from 14 properties as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Mrs Davies, objector to the application, and Sara Sweeney representing the applicant.

RESOLVED that following the completion of planning obligations secured by a framework Section 106 agreement, under Section 106 of the Town and Country Planning Act 1990, associated with this application and with applications 16/01195/FUL and 16/01274/FUL submitted by the consortium of developers at Newell Green (considered elsewhere on this agenda) relating to:

- the provision of on-site affordable housing
- the provision of on-site open space
- Thames Basin Heaths SPA mitigation
- a Travel plan
- access to the development from Sopwith Road
- the provision and long-term maintenance of sustainable drainage (SuDS)
- the delivery of roads, footways and cycleways
- the phasing of the development

and financial contributions towards:

- furniture and ICT fit out of Warfield Primary School (Sopwith Road);
- off-site open space improvements
- Warfield community hub (at the planned neighbourhood centre off Newell Green) or other projects
- off-site transport enhancements
- SPA Strategic Access Management & Monitoring (SAMM)

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 received by the Local Planning Authority:-

- 15 - P1243 - LP Site Location Plan
- 15 - P1243 - CPb Site Context Plan

15 - P1243 - C100d	Proposed Site Plan (Coloured)
15 - P1243 - 100d	Proposed Site Plan
15 - P1243 - 110a	Plots 1 to 11 Floor Plans
15 - P1243 - 111a	Plots 1 to 11 Elevations
15 - P1243 - 112a	Plots 12 & 13 Floor Plans & Elevations
15 - P1243 - 113a	Plots 14/15 & 19/20 Floor Plans & Elevations
15 - P1243 - 114a	Plots 16 through 18 Floor Plans & Elevations
15 - P1243 - 115a	Plots 21 through 24 & 39 through 42 Floor Plans & Elevations
15 - P1243 - 116b	Plots 25 through 28 Floor Plans
15 - P1243 - 117b	Plots 25 through 28 Elevations
15 - P1243 - 118a	Plots 29 Floor Plans & Elevations
15 - P1243 - 119a	Plots 30 Floor Plans & Elevations
15 - P1243 - 120a	Plots 33 Floor Plans & Elevations
15 - P1243 - 121b	Plots 35 & 36 Floor Plans & Elevations
15 - P1243 - 122b	Plots 37 Floor Plans & Elevations
15 - P1243 - 123a	Plots 38 Floor Plans & Elevations
15 - P1243 - 124a	Plots 43 through 46 Floor Plans & Elevations
15 - P1243 - 125a	Plots 47 through 52 Floor Plans & Elevations
15 - P1243 - 126a	Plots 34 Floor Plans & Elevations
15 - P1243 - 127	Proposed Garages Bins & Cycles - Plans & Elevations
15 - P1243 - 128	Plots 31 & 32 Floor Plans & Elevations
15 - P1243 - 130a	Street Scene A-A & B-B
15 - P1243 - 131	Street Scene C-C

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

03. The following windows:-

- plots 21 and 24: first-floor side-facing
- plots 25 and 26: second floor rear-facing

hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

04. The following windows:-

- plots 14 to 20 (inclusive) and 27: second floor rear-facing
- hereby permitted shall at all times be high-level windows having a cill height of not less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

05. 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.

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

06. 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: BFBLP EN20, Core Strategy DPD CS7]

07. No development (other than the construction of the access) shall take place until the access to Newell Green has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

08. No dwelling shall be occupied until a means of pedestrian, cycle and vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

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

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

10. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of any driveway serving it 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]

11. The gradient of private drives shall not exceed 1 in 12.

REASON: To ensure that adequate access to parking spaces and garages is provided.

[Relevant Policies: Core Strategy DPD CS23]

12. No gates shall be provided on any vehicular access to the site.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the associated vehicle parking has been provided 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]

14. 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]

15. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking or re-

enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

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

[Relevant Policy: BFBLP M9]

16. No dwelling shall be occupied until the visitor car parking spaces shown on the approved layout drawing have been provided and signed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The spaces with their associated signage shall thereafter be retained available for the use of occupiers of, and visitors to, the buildings hereby permitted.

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

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

17. No dwelling shall be occupied until secure and covered parking for bicycles serving that dwelling 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]

18. No flat hereby permitted shall be occupied until bin storage serving it has been provided in accordance with the approved details. The bin storage shall thereafter be retained.

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

[Relevant Policies: BWLP WLP6 and WLP9]

19. 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.

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

REASON: In the interests of nature conservation.

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

21. 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:-

- o measures to avoid harm to biodiversity
- o features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)

- o habitat enhancements (not mitigation)
- o on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details.

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

22. 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 except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

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

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

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

23. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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]

24. No development shall commence until details of boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details.

REASON: In the interests of the appearance of the site
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

25. 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

26. 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 Public Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties

27. 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
- (vii) methods of disposal of green and commercial waste

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

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

[Relevant Plans and Policies: EN25 BFBLP]

28. 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]

29. 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]

30. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected during the course of building works 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]

31. The protective fencing and other protection measures specified by the previous condition 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.

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]

32. The development hereby permitted shall not be begun until details of the design of the sustainable drainage scheme shown on Stuart Michael Associates Drawing No. 5376.420 dated June 2016 issued by Tim Woods in June 2017 have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:-

- a) information about the temporary drainage facilities;
- b) details of pond design; bio-retention design; permeable paving design; eastern ditch crossing design with associated headwalls and freeboard to adjacent properties finished floor levels; and confirmation of measures to be put in place to reduce the risk of blockages or siltation of all structures and controls; and
- c) flood water exceedance routes, both on and off-site;

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

33. The development hereby permitted shall not be begun until the Larks Hill swale, as indicated on Stuart Michael Drawing No. 5376.420 dated June 2016 issued by Tim Woods in June 2017, has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

34. The development hereby permitted shall not be begun until details of a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any part thereof is occupied.

REASON: In order to ensure the provision of adequate foul drainage to serve the development.

[Relevant Policy: BWLP WLP6]

In the event of the s106 planning obligations not being completed by 31.07.2017 the Head of Planning be authorised to either extend the deadline or **REFUSE** the application for the following reasons:-

1. 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, Policies CS5 and CS14 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

2. 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.

3. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, a travel plan, open space, community and educational facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, and CS24 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Warfield Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

18. **PS 16/01274/FUL Land At Watersplash Lane, Warfield, Bracknell, Berkshire RG42 4ST**

Demolition of existing buildings and erection of 43 dwellings with associated accesses (to land to west and to Watersplash Lane), parking and landscaping.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- Objections received from 33 properties and one representation supporting the proposal, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Louise Asher, objector to the application, and Douglas Bond representing the applicant.

RESOLVED that following the completion of planning obligations secured by a framework Section 106 agreement, under Section 106 of the Town and Country Planning Act 1990, associated with this application and with applications 16/01195/FUL and 16/01253/FUL submitted by the consortium of developers at Newell Green (considered elsewhere on this agenda) relating to:

- the provision of on-site affordable housing
- the provision of on-site open space
- Thames Basin Heaths SPA mitigation
- a Travel plan
- access to the development from Sopwith Road
- the provision and long-term maintenance of sustainable drainage (SuDS)
- the delivery of roads, footways and cycleways
- the phasing of the development

and financial contributions towards:

- furniture and ICT fit out of Warfield Primary School (Sopwith Road);
- off-site open space improvements
- Warfield community hub (at the planned neighbourhood centre off Newell Green) or other projects
- off-site transport enhancements
- SPA Strategic Access Management & Monitoring (SAMM)

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 received by the Local Planning Authority:

15-P1219 -C101 Rev K - Site Plan
 15-P1219-C101 Rev I - Coloured Site Plan
 15-P1219-110 - Plots 1 (Handed) & 5 - Plans and Elevations
 15-P1219-111 - Plots 2 & 4 - Plans and Elevations
 15-P1219-112 - Plot 3 - Plans and Elevations Plan
 15-P1219-113 - Plots 6 through 11- Proposed Plans
 15-P1219-114 - Plots 6 through 11- Proposed Elevations
 15-P1219-115 - Plots 12 and 13 - Plans & Elevations
 15-P1219-116 Rev A - Plots 14, 15, 16 & 17 - Plans and Elevations
 15-P1219-117 - Plots 18 & 19 - Plans & Elevations
 15-P1219-118 - Plots 20, 21 & 22- Plans & Elevations
 15-P1219-119 Rev A - Plots 23 through 31- Proposed Plans
 15-P1219-120 Rev A - Plots 23 through 31- Proposed Elevations
 15-P1219-121 Rev B - Plots 32, 33 & 34- Plans & Elevations
 15-P1219-122 Rev B - Plots 35 through 43 - Proposed Floor Plans
 15-P1219-123 Rev B - Plots 35 through 43 - Proposed Elevations
 15-P1219-124 Rev E Garages, Carports, Bins, Cycles - Plans and Elevations Plan
 13059-AIA-D - Arboricultural Impact Assessment
 TMC-13059-S Rev F - Tree Survey & Constraints - AIA2
 TMC-13059-L Rev D - Tree Protection Plan - AIA3
 MILG20938-11LSheet 1 of 3 - Soft Landscaping Plan - Sheet 1 Plan
 MILG20938-11L Sheet 2of3 - Soft Landscaping Plan - Sheet 2 Plan
 MILG20938-11L Sheet 3 of 3 - Soft Landscaping Plan - Sheet 3 Plan
 MILL20938Man Rev A - May 2017 - Soft Landscaping Management and Maintenance Plan
 WLW-903 Rev N - Hard Landscaping, Boundaries, and External Lighting Plan
 Scheme Layout Sheet 1 - 5603.602 Rev D - Watersplash Lane works

Scheme Layout Sheet 2 - 5603.603 Rev D - Watersplash Lane works
Flood Risk Assessment (December 2016) Issue 2
Drainage Strategy (December 2016) Issue 2
5603.402 Rev B - Overland surface water flooding
5603.403 - Overland surface water flooding post development
5294. Rev C - SMA Technical Note
5984207 - Greenfield runoff estimation for sites
5984206 - Greenfield runoff estimation for sites
PCP1 1yr.SRCX
PCP1 30YR.SRCX
PCP1 100yr.SRCX
PCP1 100YR CC.SRCX
5063.401 Rev C - Proposed drainage strategy
Sustainability & Energy Statement (December 2016)
REASON: To ensure that the development is carried out only as approved by the
Local Planning Authority.

03. The following windows:-

- plot 1: first floor east facing

hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

04. 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.

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

05. 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: BFBLP EN20, Core Strategy DPD CS7]

06. The development hereby permitted shall not be begun until a vehicular link has been constructed to base course level connecting the north-south link road (Sopwith Road) to the western boundary of the application site in the location shown on the Proposed Site Layout (drawing 161832E/A/P010/U) submitted with planning application 16/01195/FUL.

REASON: To ensure access to the site during the construction phase and thereafter in the interests of amenity and highway safety.

[Relevant Policies: Core Strategy DPD CS23]

07. The dwellings hereby approved on plots 1-5 shall not be occupied until the off site works on Watersplash Lane have been completed in accordance with the approved scheme (plan ref. Scheme Layout Sheet 1 - 5603.602 Rev D & Scheme Layout Sheet 2 - 5603.603 Rev D).

REASON: In the interests of highway safety and the character and appearance of Watersplash Lane.

[Relevant Policy: BFBLP EN20, M4 CSDPD CS7, CS23]

08. The dwellings hereby approved on plots 1-5 shall not be begun until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. No dwelling shall be occupied until a means of pedestrian, cycle and vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

11. No dwelling shall be occupied until the associated vehicle parking has been provided 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]

12. 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]

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

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

[Relevant Policy: BFBLP M9]

14. No development shall take place until details of the signing for visitor car parking spaces

have been submitted to and approved in writing by the Local Planning Authority. The visitor car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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]

15. The gradient of private drives shall not exceed 1 in 12.

REASON: To ensure that adequate access to parking spaces and garages is provided.

[Relevant Policies: Core Strategy DPD CS23]

16. 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]

17. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

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

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

18. 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]

19. No flat hereby permitted shall be occupied until bin storage serving it has been provided in accordance with the approved details. The bin storage shall thereafter be retained.

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

[Relevant Policies: BWLP WLP6 and WLP9]

20. 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.

21. Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the local planning authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction of buildings shall not commence until the investigator has provided a report, which

shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. 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.

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

REASON: In the interests of nature conservation.

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

23. 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:-

- o measures to avoid harm to biodiversity
- o features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
- o habitat enhancements (not mitigation)
- o on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

24. 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: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

25. 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 except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

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

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

26. All planting comprised in the approved soft landscaping works shall be carried out and completed in full accordance with the approved landscaping plan (plan ref. MILG20938-11L Sheet 1 of 3 - Soft Landscaping Plan - Sheet 1 Plan, MILG20938-11L Sheet 2 of 3 - Soft Landscaping Plan - Sheet 2 Plan & MILG20938-11L Sheet 3 of 3 - Soft Landscaping Plan - Sheet 3 Plan), 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 shown on approved drawing WLW-903 Rev N 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 nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

27. No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details (plan ref. WLW-903 Rev N, MILG20938-11L Sheet 1 of 3 - Soft Landscaping Plan - Sheet 1 Plan, MILG20938-11L Sheet 2 of 3 - Soft Landscaping Plan - Sheet 2 Plan & MILG20938-11L Sheet 3 of 3 - Soft Landscaping Plan - Sheet 3 Plan).

REASON: In the interests of the appearance of the site

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

28. 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

29. 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 Public Holidays.

Reason: To safeguard the amenities of the area and the occupiers of neighbouring properties

30. 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
- (vii) methods of disposal of green and commercial waste
- (viii) routing of construction lorries

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

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

[Relevant Plans and Policies: EN25 BFBLP]

31. The development hereby permitted shall be implemented in accordance with the submitted Sustainability & Energy Statement (December 2016).

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

[Relevant Plans and Policies: CSDPD Policy CS12]

32. Development shall not commence until full detailed design of the proposed surface water system have been submitted to and approved in writing by the Local Planning Authority. Drainage design shall accord with the strategy set out in Drawing No. 5063.401 Rev C. Details shall include:

- i. Design of permeable paving including confirmation of construction specification, depths to invert levels, filtration measures, cover levels and maximum storage volumes in accordance with the approved drainage strategy.
- ii. Results of the 1 in 1, 1 in 2, 1 in 30 and 1 in 100 year and 1 in 100 year +40% storm for the detailed scheme and confirmation that runoff rates accord with the SMA Revised Technical Report dated 23/06/17
- iii. Confirmation of exceedance routes through the development and detailed levels design to ensure flood volumes are contained within the site without impacting on properties.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

33. Prior to commencement of development the detailed design of the complete swale and works to Watersplash Lane shall be submitted to and approved in writing by the Local Planning Authority. The design shall include cross-sections with finished floor levels of adjacent properties relative to 1 in 100 year level + climate change level, proposed structures, check dams, and water meadow features. The supporting hydraulic model shall be submitted including baseline results, demonstrating that flood risk is not increased off-site as a result of the scheme.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

34. The development shall not be begun until the detailed design of the complete swale in the north-south greenway (including lengths of it covered by planning application 16/01195/FUL) has been submitted to and approved in writing by the Local Planning Authority. The design shall include cross-sections with finished floor levels of adjacent properties relative to 1 in 100 year level + climate change level, proposed structures, check dams, and water meadow features. The supporting hydraulic model shall be submitted including baseline results, demonstrating that flood risk is not increased off-site as a result of the scheme.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

35. The development hereby permitted shall not be begun until details of a scheme for the disposal of foul water has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any thereof is occupied.

REASON: In order to ensure the provision of adequate foul drainage to serve the development.

[Relevant Policy: BWLP WLP6]

In the event of the s106 planning obligations not being completed by 31st July 2017 the Head of Planning be authorised to either extend the deadline or **REFUSE** the application for the following reasons:-

1. 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, Policies CS5 and CS14 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

2. 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.

3. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, a travel plan, open space, community and educational facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, and CS24 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Warfield Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

19. **13/00155/COND Street Record, Peacock Lane, Bracknell, Berkshire**

Amendment to details approved pursuant to condition 29 (Masterplan/Design Statement) of outline planning permission 623523. (Note for clarification: this

application provides for residential rather than commercial development on 4no. land parcels at Jennetts Park lying north of Peacock Lane)

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- There were no comments from Binfield Parish or other representations received.

RESOLVED that the amendments to the Peacock Farm Masterplan/Design Statement comprising:-

- a) Peacock Farm Masterplan (Figure 07) received 04 May 2017
- b) Mixed Use Development Area – North of Peacock Lane (Figure 42) received 18 July 2017
- c) Land Account received 03 July 2017

be **APPROVED**.

20. **PS 13/00783/REM Land North Of Peacock Lane, Peacock Lane, Bracknell, Berkshire**

Submission of details of layout, scale, appearance, access and landscaping for the erection of 128no. dwellings accessed from Peacock Lane with associated access roads, pedestrian and cycle links, car parking, landscaping (including drainage) and associated works pursuant to outline planning permission 98/00288/OUT (623523).

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council recommending refusal.
- Twelve objections received and two further representations, as summarised in the Agenda papers.

A query was raised in relation to the determination of this as a reserved matters application.

RESOLVED that this matter be deferred for further information.

21. **PS 16/00401/FUL Whitelocks Farm, Garsons Lane, Warfield, Bracknell, Berkshire RG42 6JD**

Change of use from equestrian/livery barns to 3 units for B2/B8 use.

A site visit had been held on Saturday 15 July 2017 which had been attended by Councillors Brossard, Finnie, Mrs Ingham, Mrs McKenzie, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- Eleven letters of objection and one letter of support, as summarised in the Agenda papers.

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

01. The use 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 approved plans received by the Local Planning Authority on 23 May 2016 and 2 March 2017:

Drawing no. AAN.15.541.1 Rev A

Block plan

Site location plan

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

03. The units 1-3 (inclusive) hereby approved shall be used for B2 and B8 purposes only and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In the interests of residential amenities of neighbouring properties, the Green Belt and to ensure the development is provided with adequate car parking to prevent the likelihood of on-street car parking.

[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]

04. No machinery shall be operated, no processes shall be carried out and no deliveries taken at or dispatched from the site connected to the B2 and B8 uses hereby approved outside the following times:

(a) 08.00 hours to 18.00 hours Monday to Friday; and

(b) 08.00 hours to 13.00 hours Saturdays,

and not at any time on Sundays or public/bank holidays.

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

[Relevant Policies: BFBLP EN20, EN25]

05. The B2 and B8 uses hereby approved shall not take place anywhere on the site except within the buildings as approved.

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

[Relevant Policies: BFBLP EN25]

06. No goods, materials, plant or machinery shall be stored or operated outside the buildings connected to the B2 and B8 uses hereby approved on site.

REASON: In the interests of the visual amenities of the surrounding area, residential amenities of neighbouring properties and openness of the Green Belt.

[Relevant Policies: CSDPD CS9, BFBLP EN20, GB1, GB4]

07. No air ventilation systems/extraction systems shall be installed in the buildings subject to the B2/B8 uses hereby approved except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The noise level shall not cause the existing background level (as at the date of this permission) to increase whilst in operation. Any systems shall be installed and operated in accordance with the approved scheme (if applicable).

REASON: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

[Relevant Policies: BFBLP EN25]

08. No additional floorspace, including mezzanine floors, shall be constructed within the buildings connected to the uses hereby approved.

REASON: To prevent an over-development of the site and to ensure adequate parking.

[Relevant Policy: BFBLP M9]

09. The units hereby approved shall not be brought into use for B2/B8 purposes until a scheme depicting hard and soft landscaping, including details of boundary treatment, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for landscaping shall thereafter be retained as such.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

10. The units hereby approved shall not be brought into use for B2/B8 purposes until the associated vehicle and lorry parking and turning spaces have been marked out in accordance with the approved drawing, ref: RHPC/SP/001/B received 12 June 2016 by the Local Planning Authority. 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]

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: The site is located within the Green Belt and in the interests of visual amenity.

[Relevant Policies: BFBLP EN15, EN20 and EN25]

22. **16/01263/FUL Handpost Farm, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6LD**

Erection of 4 no. 4 bedroomed detached dwellings following the demolition of existing buildings.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- Eight objections and three letters of support, as summarised in the Agenda papers.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 10 January 2017, 3 March 2017, 30 June 2017, 11 July 2017:

01/P4: Location Plan

02/P6: Block Plan

05/P10: Proposed Site Plan

06/P4: Unit 1: Floor Plans and Elevations

07/P4: Unit 2: Floor Plans and Elevations

08/P3: Unit 3: Floor Plans and Elevations

10/P3: Unit 4: Floor Plans and Elevations

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

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

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

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

04. No development shall commence 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]

05. The first floor windows in the side elevations of plot 2 and the first floor window in the side (north-east) elevation of plot 3 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight that is no less than 1.7m above internal floor level of the room that the window serves.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-

enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in any roof space or at first floor level or above in the side elevations of plot 2 and plot 3 and in any roof space in the rear elevation of plot 4 of the buildings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. 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 enlargement, addition, improvement or other alteration permitted by Classes A, B, D and E of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is located within the Green Belt where strict controls over the form, scale and nature of development apply.

[Relevant Policies: BFBLP GB1, CSDPD CS9]

08. No development shall commence until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.

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

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

09. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

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

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

10. No development shall commence 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]

11. No development shall commence until the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on site renewable energy generation. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

12. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved plans. 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]

14. No dwelling shall be occupied until the covered and secure cycle parking facilities have been implemented in accordance with the approved plans. The facilities shall thereafter be retained.

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

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

15. No development shall commence 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.

16. 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]

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

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

18. No development shall commence until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan showing the location of these enhancements, has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved scheme and therefore retained as such.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

19. 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.

c) details of the lighting units, levels of illumination direction of illumination, hours of use.

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 visual amenity.

[Relevant Policies: CSDPD CS1, BFBLP EN20, EN25]

20. No development shall commence (including initial site-clearance) until a detailed scheme, and programme for its implementation for the protection of existing trees in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:

a) Accurate trunk positions and canopy spreads of all existing trees

b) Minimum 'Root Protection Areas' of all existing trees

c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.

e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.

f) Illustration/s of the proposed fencing structure/s to be erected.

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

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 EN20, CSDPD CS7]

21. The protective fencing and other protection measures specified by condition 20 shall be erected 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. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

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

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

23. **17/00331/FUL Binfield Parish Council, Benetfeld Road, Binfield, Bracknell, Berkshire RG42 4EW**

Erection of two single storey extensions and proposed alterations with associated parking.

A site visit had been held on Saturday 15 July 2017 which had been attended by Councillors Brossard, Finnie, Mrs Ingham, Mrs McKenzie, Peacey, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Seven objections and 18 representations of support, as summarised in the Agenda papers.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 31 March 2017:

16292 205 P7 'Building Plan – As Proposed'

16292 210 Rev. P3 'Roof Plan 'As Proposed'
16292 255 Rev. P6 'Site & Car Park Plan – As Proposed'
16292 305 Rev. P7 'Elevations – As Proposed'

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

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

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

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

04. 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 material change of use shall occur on the site pursuant to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To ensure the use of the development remains appropriate to the location within an Area of Local Green Space.

[Relevant Policies: Core Strategy DPD CS1, CS2; Binfield Neighbourhood Plan Policy ENV3]

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

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

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

06. The development shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the entrance and exit points 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]

07. The development shall not be occupied until the associated vehicle parking has been surfaced and marked out in accordance with drawing 16292 255 Rev. P6 'Site & Car Park Plan – As Proposed', received by the Local Planning Authority on 31 March 2017. 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]

08. The development shall not be occupied until the parking for bicycles has been provided in accordance with drawing 16292 205 P7 'Building Plan – As Proposed', received by the Local Planning Authority on 31 March 2017.

REASON: In order to ensure bicycle facilities are provided, in the interests of highway safety.

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

09. The development (including the proposed hardstanding) 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]

Councillor Leake, having declared an interest in this item, withdrew from the meeting and took no part in the consideration of it.

24. **17/00434/FUL Land At Sterling Court, The Redwood Building and Chiltern House Broad Lane Bracknell Berkshire RG12 9GU**

Erection of 99 apartments (including affordable dwellings), provision of car parking and communal amenity space following demolition of existing office buildings. (Resubmission of application 16/00889/FUL with updated parking survey)

A site visit had been held on Saturday 15 July 2017 which had been attended by Councillors Brossard, Finnie, Mrs Ingham, Mrs McKenzie, Phillips and Thompson.

The Committee noted:

- The comments of Bracknell Town Council.
- One objection received, as summarised in the Agenda papers.

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

1. provision of on-site affordable Housing;
2. mitigation of impacts on the Thames Basin Heaths SPA;
3. securing improvement works to the existing service road and verge

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 documents:-

081506-BEL-TV-01 Rev F Planning Layout
081506-BEL-TV-02 Rev D Information Layout
081506-BEL-TV-03 Rev D Storey Heights
081506-BEL-TV-04 Rev E Tenure Layout
081506-BEL-TV-05 Rev D Unit Type Layout
081506-BEL-TV-06 Location Plan received
081506-BEL-TV-07 Rev C Existing Building Overlay
081506-A-E1 Rev A Apartment Block A Elevation 1
081506-A-E2 Rev A Apartment Block A Elevation 2
081506-A-E3 Rev A Apartment Block A Elevation 3
081506-A-E4 Rev A Apartment Block A Elevation 4
081506-A-P1 Rev A Apartment Block A Ground Floor Plan
081506-A-P2 Rev A Apartment Block A First Floor Plan
081506-A-P3 Rev A Apartment Block A Second Floor Plan
081506-A-P4 Rev A Apartment Block A Third Floor Plan
081506-C-E1 Rev A Apartment Block C Elevation 1
081506-C-E2 Rev B Apartment Block C Elevation 2
081506-C-E3 Rev A Apartment Block C Elevation 3
081506-C-E4 Rev A Apartment Block C Elevation 4
081506-C-P1 Rev B Apartment Block C Ground Floor Plan
081506-C-P2 Rev B Apartment Block C First Floor Plan
081506-C-P3 Rev B Apartment Block C Second Floor Plan
081506-C-P4 Rev B Apartment Block C Third Floor Plan
081506-D-E1 Apartment Block D Elevations 1
081506-D-E2 Apartment Block D Elevations 2
081506-D-E3 Apartment Block D Elevations 3
081506-D-E4 Apartment Block D Elevations 4
081506-D-P1 Apartment Block D Ground Floor Plan
081506-D-P2 Apartment Block D First Floor Plan
081506-D-P3 Apartment Block D Second Floor Plan
081506-D-P4 Apartment Block D Third Floor Plan
081506-B-E1 Rev A Apartment Block B Elevation 1
081506-B-E2 Apartment Block B Elevation 2
081506-B-E3 Rev A Apartment Block B Elevation 3
081506-B-E4 Rev A Apartment Block B Elevation 4
081506-B-P1 Rev B Apartment Block B Ground Floor Plan
081506-B-P2 Rev B Apartment Block B First Floor Plan
081506-B-P3 Rev B Apartment Block B Second Floor Plan
081506-B-P4 Rev C Apartment Block B Third Floor Plan
081506-A-CS01 Rev A Cycle Store 01 Plan and Elevations.

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

03. 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]

04. Prior to construction of the permitted buildings details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point shall be 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]

05. Prior to construction of the permitted buildings comprehensive details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and propose badger corridors.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- g) A phasing scheme for completion of the planting works linked to the completion of individual blocks of flats hereby permitted. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved phasing scheme, in the nearest planting season (1st October to 31st March inclusive) following the completion or first occupation of all blocks within an individual phase.
- h) A phasing scheme for completion of the hard landscaping works linked to the completion of individual blocks of flats hereby permitted All hard landscaping works shall be carried out and completed prior to the completion or first occupation of all blocks within an individual phase.

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

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

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 demolition or site clearance shall begin until details of a scheme (Demolition Method Statement) to control the environmental effects of demolition 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. Prior to construction of the permitted buildings, a scheme (Working Method Statement) to control the environmental effects of construction work shall be 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

09. 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 or public holidays.

REASON: In the interest of amenity.

10. No demolition or site clearance shall take place until details in respect of measures to:

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

REASON: In the interest of amenity.

11. Prior to construction of the permitted buildings details in respect of measures to:

(a) Minimise, re-use and re-cycle waste;
(b) Minimise the pollution potential of unavoidable waste; and
(c) Dispose of unavoidable waste in an environmentally acceptable manner;
shall be 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.

12. The development hereby permitted shall be implemented in accordance with the submitted Energy Demand and Sustainability Statement (August 2016) and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand and Sustainability Statement (August 2016).

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

[Relevant Policy: Core Strategy DPD CS10 and CS12]

13. No construction works shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. If the results of infiltration testing show that this is unviable the strategy should proceed on the rates agreed with

Thames Water and set out in the Banners Gate Flood Risk Assessment. The scheme shall also include:-

- o Discharge Rates
- o Discharge Volumes
- o Details of the measures to secure the maintenance and management of SUDS features
- o Sizing of features - attenuation volume
- o Infiltration tests to be undertaken in accordance with BRE365
- o Detailed drainage layout with pipe numbers
- o The provisions of SUDS permeable paving in accordance with the Banners Gate FRA
- o Details of how the scheme shall be maintained and managed after completion.

All works that form part of the approved scheme shall be carried out in accordance with the approved details before the development or any part thereof is occupied, and shall be managed and maintained thereafter in accordance with the approved details.

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

14. No demolition or site clearance shall take place until a scheme (for demolition works) 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 free from any impediment to its designated use.

No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

15. Prior to construction of the permitted buildings a scheme (for construction works) shall be 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 without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

16. Prior to construction of the permitted buildings a scheme to demonstrate that the internal noise levels within the residential units, especially those closest to the rear boundary of the site, will conform to the "indoor ambient noise levels for dwellings" guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the building to which they relate and be retained thereafter.

REASON: In the interest of residential amenity.

17. No dwelling shall be occupied until the access and junction improvement works with Broad Lane have been completed in accordance with the approved drawings.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

18. No dwelling shall be occupied until a plan showing visibility splays within the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

19. No dwelling shall be occupied until the associated vehicle parking, visitor parking and turning space serving the apartment block within which it is located has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The spaces shall not thereafter be used for any purpose other than parking and turning.

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

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

20. Prior to the construction of the permitted buildings a scheme shall be submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No apartment block shall be occupied until the approved cycle parking facilities for that block have been provided in accordance with the approved scheme. The facilities shall thereafter be retained.

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

[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. No apartments shall be occupied until a Car Park Management Plan, including details of the allocation of spaces and the location of disabled spaces, has been submitted to and approved in writing by the Local Planning Authority. The approved Car Park Management Plan shall be performed, observed and complied with.

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]

23. No information has been submitted regarding potential existing contamination of the site with harmful substances. The records held by this Department do not indicate any contamination on this site. However, should evidence of contamination be discovered, then a scheme to deal with this contamination should be submitted and approved in writing by the Local Planning Authority. The scheme should include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, buildings and environment, when change of use takes place. The approved scheme shall be performed, observed and complied with.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Policies: BFBLP EN25]

24. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation, for the protection of all existing trees, hedges and shrubs shown to be retained on approved plans in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:-

a) Plans at a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012,
b) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.

c) Illustration/s of the proposed fencing structure/s to be erected.

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

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. If any trees or hedgerows shown to be retained on the approved plans are removed, uprooted, destroyed, die or become diseased during the course of the development within a period of 5 years of the completion of the development, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place. REASON: In the interests safeguarding visual amenity.

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

26. No apartment shall be occupied until the bin storage provision for that apartment has been built in accordance with the provisions shown on the approved plans. The approved facilities shall thereafter be retained.

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

27. No dwelling hereby approved shall be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans.

REASON: In the interests of accessibility and to facilitate access by cyclists and pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

In the event of the S106 planning obligation(s) not being completed by 20th September 2017 the Head of Planning be authorised to **REFUSE** the application on the grounds of:-

01. In the absence of a planning obligation to secure affordable housing provision in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policy CS16 of the Core

Strategy Development Plan Document and to Supplementary Planning Guidance on Affordable Housing (adopted September 2003),

02. 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.

In addition, an informative was to be added regarding the provision and operation of disabled parking bays.

25. **17/00477/FUL Tumi, Gold Cup Lane, Ascot, Berkshire SL5 8NP**

Erection of a single storey rear extension, first floor front roof extension and conversion of loft into habitable space including installation of 2 no. dormers and a lantern, following removal of bay window to front.

A site visit had been held on Saturday 15 July 2017 which had been attended by Councillors Brossard, Finnie, Mrs Hayes, Mrs Ingham, Mrs McKenzie, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- Seven objections received, as summarised in the Agenda papers.

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

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

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

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

Site Plan (1:1250) - Received 12th May 2017

Block Plan (1:500) - Received 21st June 2017

Proposed Ground Floor Plan - Drawing Number:20/ASH/01 - Received 21st June 2017

Proposed Elevations - Drawing Number:20/ASH/03 - Received 30th June 2017

Proposed First Floor and Roof Plan - Drawing Number:20/ASH/03 - Received 30th June 2017

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

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

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 with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the extension 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]

26. **17/00603/FUL 27 Top Common, Warfield, Bracknell, Berkshire RG42 3SH**

Erection of two storey rear extension, replacement windows and front door, three additional windows in the northern side elevation and extension of existing driveway.

The Committee noted:

- That this application had been referred to the Committee as it was an application by a Borough Councillor.
- The comments of Warfield Parish Council.
- No representations from neighbouring properties or third parties had been received.

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

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

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:

Site Location Plan, Received 12.06.2017

Block Plan, Received 12.06.2017

Proposed Floor Plans and Elevations, Drawing number: Rev A, Received 21.06.2017

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The windows to be inserted into the northern elevation of the existing dwellinghouse at first floor level hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). Any

openable part(s) shall at all times be no less than 1.7 metres above internal floor level of the room that the window serves.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the northern (side) elevation of the extension 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]

CHAIRMAN

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

**PLANNING COMMITTEE
17th August 2017**

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

		Case Officer	Reporting Officer
5	<p>17/00401/REM Land At Former TRL Site Nine Mile Ride Wokingham (Crowthorne Ward) Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT. Recommendation: Approve.</p>	Trevor Yerworth	Martin Bourne
6	<p>17/00126/COND Land At Former TRL Site Nine Mile Ride Crowthorne (Crowthorne Ward) Details pursuant to condition 11 (tree survey) of planning permission 13/00575/OUT. Recommendation: Approve.</p>	Trevor Yerworth	Martin Bourne
7	<p>17/00572/T Land At Former TRL Site Crowthorne House Nine Mile Ride (Crowthorne Ward) Erection of a temporary sales and marketing suite with associated car parking. Recommendation: Approve.</p>	Michael Ruddock	Basia Polnik
8	<p>17/00578/A Land At Former TRL Site Crowthorne House Nine Mile Ride (Crowthorne Ward) Display of 3no. illuminated & 5no. non illuminated board signs, 18no. non illuminated hoarding panels, 7no. flags/flagposts, 10no. illuminated and non illuminated fascia signs. Recommendation: Conditional Advertisement Consent.</p>	Michael Ruddock	Basia Polnik

9	16/01284/FUL Royal Berkshire Polo Club North Street Winkfield (Winkfield And Cranbourne Ward) Levelling and extension to No. 6 Ground and creation of irrigation pond. Recommendation: Approve.	Paul Corbett	Basia Polnik
10	13/00783/REM Land North Of Peacock Lane Peacock Lane Bracknell (Binfield With Warfield Ward) Submission of details of layout, scale, appearance, access and landscaping for the erection of 128no. dwellings accessed from Peacock Lane with associated access roads, pedestrian and cycle links, car parking, landscaping (including drainage) and associated works pursuant to outline planning permission 98/00288/OUT (623523). Recommendation: Approve.	Martin Bourne	Martin Bourne
11	17/00505/FUL Iveagh Court Nightingale Crescent Bracknell (Harmans Water Ward) Refurbishment of existing building comprising external wall insulation, new windows and cladding in a new colour scheme affecting all existing elevations and the erection of a new communal core connecting the two wings of the building. Recommendation: Approve.	Paul Corbett	Basia Polnik
12	17/00563/FUL Flat Above Paws Nursery Hayley Green (Winkfield And Cranbourne Ward) Erection of first floor conservatory. Recommendation: Approve.	Shannon Kimber	Basia Polnik
13	17/00618/FUL 117 - 119 College Road College Town Sandhurst (College Town Ward) Section 73 application for the variation of condition 3 (increase in number of children who can attend the nursery from 45 to 55) and condition 4 (increase in number of children who can attend full day care session from 27 to 37 between 08.00 to 18.00 hours) of planning permission 16/00339/FUL, for the proposed use of dwellinghouse for the purpose of residential dwelling and Children's Nursery (No.119). Proposed formation of combined driveway to the	Sarah Horwood	Basia Polnik

front of Nos. 117-119
Recommendation: Approve.

MISCELLANEOUS ITEM

Planning Performance Report - Quarter One 2017-18

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.

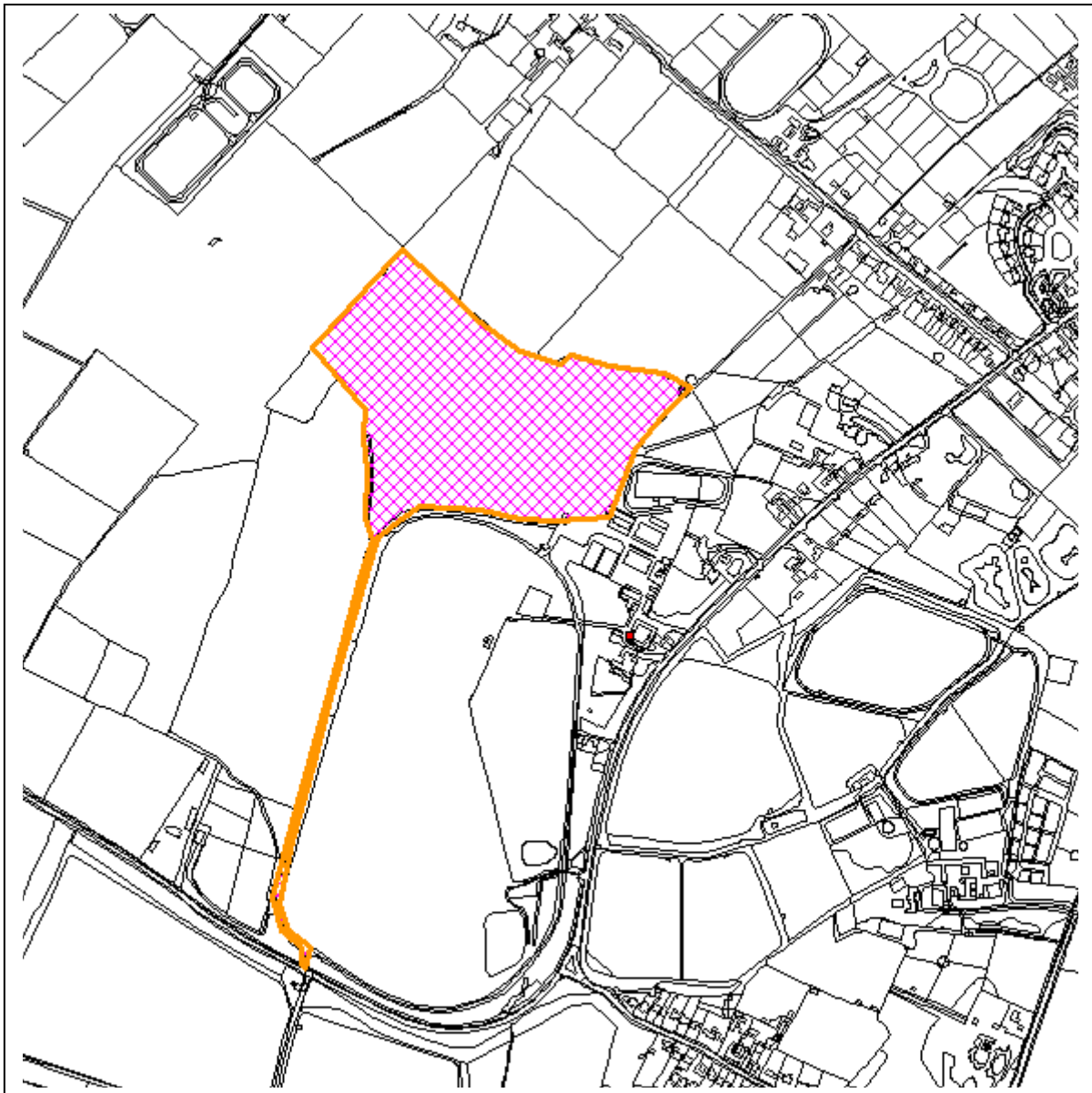
The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.

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ITEM NO: 5			
Application No. 16/01284/FUL	Ward: Winkfield And Cranbourne	Date Registered: 18 January 2017	Target Decision Date: 15 March 2017
Site Address:	Royal Berkshire Polo Club North Street Winkfield Windsor Berkshire SL4 4TH		
Proposal:	Levelling and extension to No. 6 Ground and creation of irrigation pond.		
Applicant:	Royal County of Berkshire Polo Club		
Agent:	Mr Paul Dickinson		
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 proposed development comprises the levelling of an existing polo field (Ground no6.) and creation of an irrigation pond which complements a number of other polo pitches within the grounds of the Royal County of Berkshire Polo Club (RCBPC) that have recently being levelled under planning permission 11/00122/FUL.

1.2 No 6 ground is located to the North East of the RCBPC. The area affected by the works covers approximately 12.5 hectares. The site area is all mown grass with some established oak trees on the perimeters. The south-east section of the site falls away towards the south east with the rest of the site area relatively flat.

1.3 The existing field is also fairly uneven and does not currently provide a suitable and level surface suitable for high goal polo. The proposal is to extend the existing polo field at its western end by about 100 metres and levelling it to produce a suitable flat surface.

1.4 The works would involve creating a slight fall running from southeast to northwest of about 4 metres over a distance of some 400 metres or 1:100. This would provide a suitably level surface for high goal polo and a better and safer surface for the exercising and training of horses. The gradual fall would also assist in the drainage of surface water towards a proposed new irrigation pond which would be situated to the northwest of the field.

1.5 Site access will only be via the existing southerly entrance to RCBPC located on Pigeonhouse Lane A330.

1.6 The programme duration is 52 weeks.

1.7 It is not considered that the proposal would adversely affect the residential amenities of neighboring residential properties such that would warrant a refusal properties or character and appearance of the surrounding area. There are no over-riding highway safety implications. The development is not considered to increase flooding elsewhere. Relevant conditions have been recommended where justified. The scheme is not CIL liable.

RECOMMENDATION

Grant planning permission subject to conditions in Section 11 of this report.

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

Green Belt

3.1 The site comprises one of the existing polo fields at the Royal County of Berkshire Polo Club. The site is broadly rectangular with dimensions of about 460 m length x 250 m width. The existing site access to Pigeonhouse Lane is also included in the application site boundary.

The total site area (including the access) is about 12.5 ha.

3.2 No. 6 Ground is located immediately west of the main stables and all weather arena. It lies to the north of the main No 1 Ground and No 2 Ground. It is served via two existing access roads – either via the stable yard to North Street to the east or via a direct access from Pigeonhouse Lane

4. RELEVANT SITE HISTORY

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

11/00122/FUL. APPROVED

Change of use from fields used for grazing and exercising of polo ponies to the playing of polo.

5. THE PROPOSAL

5.1 The applicant proposes the levelling and extension of No. 6 Ground and creation of irrigation pond at the Royal County of Berkshire Polo Club.

5.2 The majority of the existing field requires only minor level changes of between 0 m and 1.5 m. The general levels will be retained to the northwest and central parts of the field and will be raised to provide an even slope as the land falls away in the southeast corner.



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Makes the following observations:-

1. Hours of operation for traffic entering and exiting the site should be restricted to 9-4 to avoid causing delays during rush hour
2. WPC wish to ensure that a working traffic plan is in place to avoid overwhelming HGV movement in conjunction with the application 16/00846/FUL.
3. The works should be completed within a defined timeframe.
4. WPC wish to ensure that there is a robust drainage plan.

[Officer Comment: These concerns are addressed under section 9 – and various subsections.]

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.]*

- Traffic and highway safety implications. *[Officer Comment: These concerns are addressed in section 9 - Transport Implications]*

- Adverse environmental impacts such and noise and dust *[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

Transportation Officer

Recommends conditional approval.

Parks and Countryside

No Objection

Landscape Officer

Recommends conditional approval.

Biodiversity Officer

Recommends conditional approval.

Lead Local Flood Authority

Recommends conditional approval.

Berkshire Archaeology
 Recommends conditional approval.

Tree Service
 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
Green Belt	CS9 of CSDPD	Consistent
Character	CS7 of CSDPD, Saved policies EN2 and EN20 of BFBLP.	Consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Highway Safety	CS23 of CSDPD	Consistent
Trees, Landscape and Biodiversity	Saved policies EN1, EN2 and EN20 (ii) of BFBLP, CS1 and CS7 (iii) of CSDPD	Consistent
Flood Risk	NPPF para 103 and Footnote 20 Planning Practice Guidance on Flood Risk	Consistent
Public Right of Way	Saved Policy R8 of BFBLP	Consistent
Archaeology	Saved policies BFBLP EN6 and EN7 of BFBLP	Consistent
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
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 a Public Right of Way
- iv. Impact on residential amenity
- v. Tree and Landscaping Implications
- vi. Biodiversity
- vii. Transport implications
- viii. Flood Risk/ Drainage
- ix. Archaeology
- x. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 The site is located within the Green Belt, as defined on the adopted Policies Map, and therefore Policy CS9 of the CSDPD is relevant. This policy protects land outside settlements for its own sake particularly from development that would adversely affect the character, appearance or function of the land. It seeks to protect the Green Belt from inappropriate development.

9.3 The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraphs 87-89 advise that inappropriate development is by definition harmful to the Green Belt. Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. Consequently the policy referred to above is considered to be consistent with the NPPF in the context of this proposal.

9.4 As the proposal is for an engineering operation only it would not involve a change of use of the land and would not result in any additional buildings. It would not result in any impact upon the openness of the Green Belt and the function of the land would remain as existing.

9.5 Paragraph 90 of the NPPF includes engineering operations in a list of other forms of development that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land in the Green Belt.

9.6 The proposal is therefore not considered to constitute inappropriate development in the Green Belt and does not conflict with the purposes of including land within the Green Belt or detract from its openness. It therefore complies with CSDPD Policy CS9 and the NPPF.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.7 The application relates to engineering works comprising level changes only. It does not involve any material change of use of the existing and established polo use. It does not involve any new buildings or structures.

9.8 The existing field is higher in the middle (about 70 m AOD) and lower at each end (about 68 m AOD). The proposal is to create an even slope running from the southeast corner to the northwest corner with a fall of about 4 metres over a distance of 400 metres or about 1:100. This would provide a suitably level surface for high goal polo and a better and safer surface for the exercising and training of horses. It would involve raising the levels of the field in the bottom southeast quadrant typically by between 2 and 3 metres with a maximum difference of 4 or 5 metres right in the southeast corner where the existing ground level falls away.

9.9 The majority of the existing field requires only minor level changes of between 0 m and 1.5 m. The general levels will be retained to the northwest and central parts of the field and will be

raised to provide an even slope as the land falls away in the southeast corner. As described above there would be a gradual fall of about 1:100 from SE to NW.

9.10 Two existing trees are shown retained on the outer edge of the safety zones; T20 Oak at the western end (about 68 m AOD) and T38 Oak on the northern side (about 70 m AOD). In both cases the levelling proposals have been designed to ensure that the existing ground levels at and around these trees are retained.

9.11 The proposed levels along the western and southern side would be modelled to provide a gradual 'feathering in' to the natural ground levels. The difference in heights of about 1 – 1.5 m at these edges would not be perceptible given the overall size of the field.

9.12 The levelled field would be slightly cut into the ground near the northwest corner with a small embankment of up to 1.5 and 2 metres to higher ground to the north which would provide the warm up/stick and ball practice area. The ground would be naturally contoured along the north side of the field to provide some interest to the landscape. The maximum difference in levels would be about 4 to 5 metres in the far southeast corner where the existing levels fall away sharply. The levelled field would be raised slightly, on average by 2 metres, along the southern boundary and would return to and blend in with the existing levels towards the southwest corner.

9.13 Given this proposal involves the importation of material (148,000 m³) onto the site it requires a waste licence from the Environment Agency, and given any waste material has the potential to contaminate the land it is of paramount importance that such material is subject of quality control. Therefore to ensure that the soil being added to the land is not contaminated, each load must have a waste transfer note and/or a clean soil certificate so that the origin of the soil can be identified. These must be sent to the Local Planning Authority who shall inform the Council's Environmental Health Team. A condition is recommended to this effect.

9.14 It is therefore considered that the proposals limited scale it would not result in any adverse impact on the character and appearance of the area. As such it would not conflict with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. IMPACT ON A PUBLIC RIGHT OF WAY

9.15 The application affects two public rights of way namely Winkfield footpaths nos. 13 and 19 which the temporary haul road currently intersects at two points namely A & B identified on the accompanying drawings. These intersections have existed since the previously approved scheme was approved back in 2013 and will therefore remain in situ as part of this proposal.

9.16 The application site includes a public right of way namely FP19 which crosses the site east to west and passes through the centre of the polo pitch. The Council's Public Rights of Way Officer is satisfied that the levelling of the field would not result in any long term impacts upon the public right of way and is also satisfied that with the proposed duration of its temporary diversion would be phased during the works which are confirmed as not exceeding 12 months. However the applicant has been advised to give consideration to formally applying to divert FP19 due to its current routing through the existing polo pitch which if the pitch is in use would need to grant right of way to walkers using this footpath.

9.17 The applicant has also provided drawings showing better signage warning walkers of the HGVs crossing the footpaths at the two existing crossing points (A&B) of the temporary haul road which are considered acceptable.

9.18 A large soil mound is currently positioned to the northwest of the proposed site which intersects footpath 19, It is confirmed by the agent that this is a temporary arrangement and this topsoil is currently stockpiled and will be removed and re-laid on final completion of the works.

9.19 The applicants are fully aware that the existing footpaths (FP13 and FP 19) shall remain fully accessible and unobstructed during the course of these works and an informative is recommended advising the applicant of this requirement.

9.20 As such the proposal is not considered to be contrary to BFBLP 'Saved' Policy R8 or the NPPF.

iv. RESIDENTIAL AMENITY

9.21 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.

9.22 The temporary haul road already exists in the main and was approved under the previous planning permission. Notwithstanding that it was considered that the concerns of noise and dust in such close proximity of the neighbouring residential property namely Orsett House needed to be re-assessed. It was noted that the temporary haul roads existing elevated position and close proximity to the residential garden of Orsett House could be better protected.

The applicant was therefore asked to install a noise/dust barrier at the point where the immediate rear garden of Orsett House was most exposed to the HGV traffic movements to help alleviate this resident's complaints of noise and dust. The applicant has agreed to install a noise/dust barrier which is confirmed as Heras Acoustic Barrier System which can result in a noise reduction of up to 30Db. The applicant has submitted the relevant plans detailing its positioning and the system to be installed.

9.23 It is considered that the measures previously approved and the additional measures under this proposal are sufficient to minimise so far as possible the adverse impacts of this proposal upon the residential amenities of this particular property for the duration of this project. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN20, and the NPPF.

v. TREE AND LANDSCAPING IMPLICATIONS

9.24 The site is characterised by large open areas comprising polo pitches framed by mature trees and hedgerows and none are currently protected but nonetheless they all contribute to the landscape character of this site's Green Belt setting.

9.25 The scheme now retains the Oak T20 (Category B) on the edge of the safety zone at the western end of the field. This tree was initially considered for removal at the time the arboricultural assessment was written. However, it sits on the back line of the 25 metre end safety zone and to one side, away from the goal area, and therefore can be retained without any impact on the use of the field. There is no proposed change to the existing ground levels within the Root Protection Area of this tree. Similarly Oak T38 (Category C) is on the back line of the side margins and can be retained, and again there is no proposed change to the existing ground levels within the Root Protection Area of this tree.

9.26 The Tree Protection Strategy provides a methodology statement and tree protection plan to ensure that works would not unacceptably encroach within any RPAs of all the trees shown to be retained.

9.27 The Tree Service were consulted and no objections have been raised subject to securing the applicants assurance that no level changes will take place within 15m of the Oak tree T38 which is positioned to northern side line of the pitch.

9.28 In respect of the landscape setting and the fact no trees are to be felled as part of this scheme and the confirmation that no level changes are to be undertaken within the RPAs of any of the existing trees this proposal would not result any adverse impacts upon the landscape character of the area and is therefore considered to be acceptable in this respect.

vi. BIODIVERSITY

9.29 The applicant's ecology report concludes that there are no habitats of international, national, county or local importance that would be directly or indirectly affected by the proposals. The established boundary vegetation will remain largely unaffected by the proposals and with no evidence of protected species recorded.

9.30 There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term, in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2012.

9.31 Overall the findings of this ecological assessment would indicate that there are no over-riding ecological constraints to the development proposals to preclude planning permission being granted at this stage, subject to appropriate conditions of which the Biodiversity Officer is supportive. Proportionate mitigation is available and deliverable to ensure that there would be no adverse impact on local wildlife using the site in line with policies CS1 and CS7.

9.32 The tree referenced T38 is recommended to undergo some works to reduce its load as set out in the Arboricultural Implication Study and Tree Protection Strategy (January 2016).

9.33 Therefore subject to securing the ecological mitigation as set out in the ecologist's report, it is considered the proposal would protect and enhance biodiversity and as such complies with Core Strategy policy CS1 and the NPPF.

vii. TRANSPORT IMPLICATIONS

9.34 Lorries would access the site via an existing access to the Polo Club off the Pigeonhouse Lane (A330), a classified road which is a main traffic route capable of accommodating two way traffic with no restrictions over any traffic such as HGVs. Sight-lines of 4.5m by 120m can be achieved in either direction of the existing access to cater for lorries accessing Pigeonhouse Lane (A330) which is subject to a 40mph speed limit.

9.35 The existing access is of sufficient size to accommodate for example an 8 wheeled tipper lorry which has been used extensively over recent years in association with the levelling of the polo pitches approved under planning ref: 11/00122/FUL.

9.36 The applicant has provided a Construction Management Plan (CMP) and this states that vehicles would be cleaned before exiting the site to prevent mud and debris tracking onto the highway.

9.37 Concerns have been raised with regards to the likely cumulative impact of HGV traffic on the local highway network if the recently approved works at land off Drift Road were to be implemented at the same time as the current application.

9.38 The Drift Road scheme is anticipated to have a 12-week duration compared with the 52-week duration for the Polo Club and as such the two proposals should only overlap for 12-weeks maximum. Also the agent for both applications has assured officers that the schemes would not be implemented at same time. Notwithstanding this information which cannot be secured by condition the Highways Officer does not raise an objection.

9.39 The applicant confirms that the deliveries will be made using a 8 wheeler tipper (20 tonnes capacity) and limited to a maximum of 100 deliveries per day, Monday to Friday between 07.30 and 17.30 with a programme duration is 52 weeks.

9.40 It is also considered that there would be no cumulative impacts relating to remaining work approved under 11/00122/FUL as the agent confirms that this scheme is approximately 97 percent complete.

9.41 The temporary haul road will be removed in accordance with the submitted Method statement for removal of temporary haul road and reinstatement dated July 2017. Given the agent has confirmed that the scheme will be completed within 52 weeks of commencement it is considered reasonable to impose a condition requiring all works to have ceased and the land reinstated accordingly.

9.42 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.

viii. DRAINAGE

9.43 The proposal includes the creation of a gradual fall from SE to NW to provide for improved drainage of surface water towards a proposed infiltration pond to be constructed to the northwest of the field. The proposed works include the provision of suitable field drains connecting to a network of pipes which would also drain into the pond.

9.44 Advice from the Council's Drainage Engineer acknowledges that this application for the levelling and extension of an existing Polo field seeks the use of 75mm perforated pipes for land drainage and the 10 metre safety zone at each side of the field to allow for overland drainage. However no details of levels or details of design have been provided to demonstrate connectivity to the proposed drainage pond/ lagoon and no drainage details or exceedance is shown for the pond. Considering the low risk present at the site It is therefore recommended that this matter can be secured by an appropriately worded condition.

ix. ARCHAEOLOGY

9.45 This proposal concerns a significant area (12.5ha) of previously undeveloped land. No known heritage assets are recorded within the red line boundary. However Berkshire Archaeology's Historic Environment Record (HER) does record a number of heritage assets close to the application site.

9.46 These assets were recorded when a gas transmission pipeline was cut through Winkfield parish in 1983. The pipeline passed less than 200m from the application site and archaeological monitoring recorded the following finds within 1km of the application site:

- A medieval pit

- A Roman pottery scatter
- A Roman pit containing pottery of 2nd and 3rd century AD date
- A fragment of an Iron Age or Roman baked-clay loom weight
- A shard of Roman pottery
- A Roman ditch containing pottery of 4th century AD date

These discoveries suggest a Roman settlement of unknown extent lies to the south-west of the application site and within the grounds of the Royal Berkshire Polo Club.

9.47 *The proposal is described as; 'The existing field is higher in the middle and lower at each end. The proposal is to create an even slope running from the southeast corner to the northwest corner with a fall of about 4 metres over a distance of 400 metres'.*

9.48 The implication is that this will be achieved by raising the level across the field with imported material rather than a cut and fill operation. However there are still significant elements of the proposal that have the potential to impact on the buried archaeological heritage, for example topsoil stripping, the creation of temporary haul roads, the construction of a large 'irrigation pond' and the insertion of a drainage system.

9.49 Berkshire Archaeology considers that these impacts can be mitigated by an appropriate programme of archaeological work. As such a condition will be imposed to ensure that the development would not be contrary to NPPF para 141.

x. CIL

9.50 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. The proposed development is not CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area, residential amenity, highway safety, significant trees, biodiversity, flood risk or archaeology subject to appropriate conditions.

10.2 It is therefore considered that the proposed development complies with Development Plan Policy SALP Policy CP1, CSDPD Policies which all accord with the NPPF.

11. RECOMMENDATION

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.

Site Location Plan - LPA received 04.07.17

MP 05 2017 Rev A - Master Plan showing public footpath network (June 2017) - LPA received 04.07.17

Phasing Plans - LPA received 29.03.17

890.02 rev B alignment of the footpath - LPA received 29.03.17

890.03 Section along footpath at eastern end of Polo Field – LPA received 22.02.17

Construction Management Plan (March 2017) - LPA received 29.03.17

Haul Road Details Plan - LPA received 29.03.17

Traffic Management Plan (on Site) - LPA received 28.02.17

Temporary Path Crossing Detail - Crossing Point A - LPA received 04.07.17

Temporary Path Crossing Detail - Crossing Point B - LPA received 04.07.17

Tree Protection Plan Scale 1-200 A3 - July 2017 - LPA received 04.07.17

Method Statement for the Removal of Temporary Haul Road and Reinstatement (July 2017) - LPA received 04.07.17

Acoustic Barrier System - LPA received 04.07.17

Ecological Report (December 2016) – LPA received 28.12.2016

Planning Statement prepared by Paul Dickinson & Associates (December 2016)

Agent's emails dated 04.07.17 and 02.08.17 (Trees T20 & T38)

Arboricultural Implication Study and Tree Protection Strategy (needs to be read in association with Agents Planning Statement and Emails dated 04.07.17 and 02.08.17 with specific reference to the retention of The Oak Trees T20 and T38)

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

03. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features - attenuation volume
- Infiltration tests to be undertaken in accordance with BRE365
- Detailed drainage layout with pipe numbers
- SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)

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]

04. The developer shall notify the Local Planning Authority in writing within 21 days of the commencement of works on site. Within 12 calendar months of the notice period provided to the LPA, the levelling of the field authorised by this permission shall cease, the haul road (shown on the Block Plan) shall be removed and the land over which it extended returned to its former condition.

REASON: To ensure that the development is completed in a timely manner and to ensure that the impacts on the amenities in the area are kept to a minimum.

[Relevant Policy: CSDPD Policy CS9, BFBLP EN20]

05. Within one week of delivery, a waste transfer note and/or a clean soil certificate for each load must be submitted to the Local Planning Authority.

REASON: To identify the origin of the soil to protect the land from contamination.

[Relevant Policy: BFBLP EN20]

06. No levelling work or deliveries of materials shall take place outside the hours of 07.30 and 17.30 Monday to Friday and not at any time on Saturdays, Sundays or Public Holidays.

REASON: In the interests of the amenities of occupiers of neighbouring residential properties.

[Relevant Policy: BFBLP EN20, EN25]

07. Access to the site shall be from Pigeon House Lane A330 only.

REASON: In the interests of highway safety and to utilise the existing infrastructure (Temporary Haulage Road within the site) already in situ and avoid further impacts upon the Green Belt setting.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

08. The development shall be carried out in accordance with the Construction Management Plan, dated March 2017 and received by the Local Planning Authority on 29.03.17.

REASON: In the interests of the amenities of occupiers of neighbouring properties and in the interests of highway safety.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

09. The protective fencing and other protection measures specified within the approved Tree Protection Strategy (January 2016) and Tree Protection Plan received on 04 July 2017 shall be erected in the locations shown on the plan 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. No activity, including building works and storage of materials, shall occur at any time within this protected area.

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]

10. No works shall commence specifically relating to Tree reference T38 as set out in the approved Arboricultural Implication Study and Tree Protection Strategy until:-

(i) Tree reference T38 to be reduced has been surveyed for the presence of bats and,

(ii) the further survey has been submitted to and approved in writing by the Local Planning Authority, and

(iii) either the Local Planning Authority has agreed that no relocation of bats is necessary or a scheme for the relocation of an bats has been submitted and approved in writing by the Local Planning Authority. The scheme shall be performed, observed and complied with before any works to the tree can commence.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

11. 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]

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

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All landscaping works shall be carried and completed prior to the use of any part of the approved development. As a minimum, the quality of all 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 safeguarding visual amenity and promoting biodiversity
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

13. 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 or within a period of 5 years of the completion of the development, shall be replaced during the nearest planting season (1st October to 31st March inclusive), with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

REASON: In the interests safeguarding visual amenity.
[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.

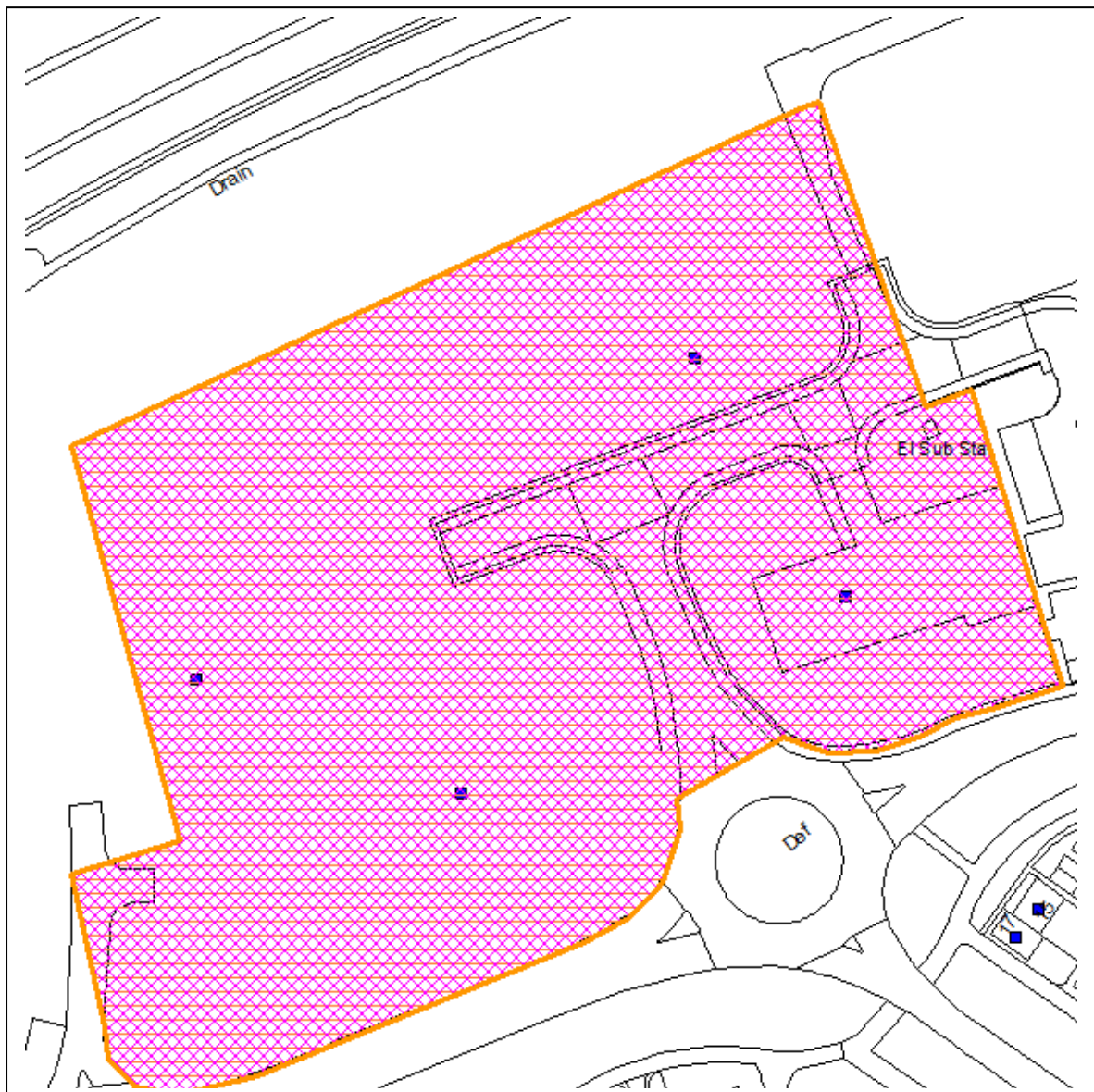
02. No details are required to be submitted in relation to the following conditions:
1, 2, 7, 8, 9, 10 and 14.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 3, 4, 5, 6, 11,12 and 13

04. The granting of planning approval does not constitute permission to close or divert a public right of way affected by development, including temporary obstruction, closure and diversion during construction. During the construction period, the right of way must not be obstructed or closed to pedestrian use unless an appropriate Temporary Traffic Regulation Order has been applied for and the Order made by the Authority.

ITEM NO: 6			
Application No. 13/00783/REM	Ward: Binfield With Warfield	Date Registered: 17 September 2013	Target Decision Date: 17 December 2013
Site Address:	Land North Of Peacock Lane Peacock Lane Bracknell Berkshire		
Proposal:	Submission of details of layout, scale, appearance, access and landscaping for the erection of 128no. dwellings accessed from Peacock Lane with associated access roads, pedestrian and cycle links, car parking, landscaping (including drainage) and associated works pursuant to outline planning permission 98/00288/OUT (623523).		
Applicant:	Persimmon Homes & Redrow Homes		
Agent:	Pegasus Planning Group		
Case Officer:	Martin Bourne, 01344 352000 development.control@bracknell-forest.gov.uk		

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



1. SUMMARY

1.1 Reserved matters approval is sought for the erection of 128no. dwellings in the form of three blocks of flats, houses and flats over garages (FoGs) with associated access roads and amenity open space on land originally proposed for commercial development.

1.2 The principle of the proposed use is in line with the SALP which allocates this site for higher density residential development. The form of development accords with the amended Peacock Farm Master Plan/Design Statement approved by Planning Committee in July 2017. The design and layout is considered acceptable for this visually prominent site with adequate access and car parking, taking account of the impact on the setting of the listed buildings at Peacock Farm. The impact on the highway network and on the living conditions of nearby residents is considered acceptable. Mitigation of the impacts of the development, including those on the SPA, is secured by obligations associated with the outline planning permission for the overall Jennett's Park development.

RECOMMENDATION
Reserved matters approval 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 Planning Committee following the receipt of more than 5 objections. This item was deferred by the July meeting of Planning Committee to allow for a query in relation to the determination of the proposal as a reserved matters application to be considered further. Following legal advice it is considered that the application is a valid Reserved Matters application and therefore there is no reason preventing it from being approved. With regard to CIL, the outline planning permission was granted before CIL was introduced in the Borough and the s106 agreement attached to the Outline planning permission secured in kind infrastructure, services and contributions to off-site provision for up to 1500 dwellings. Given that the number of dwellings will not exceed 1500 and the mitigation has already been provided, the council cannot seek CIL on the dwellings in this application as this would be double charging.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Land within defined settlement
Identified for residential development in SALP (Policy SA2)
Within 250m of a landfill site (parts of site)
Within 5km of SPA
Within 500m of an SSSI (Wykery Copse)

3.1 The 1.94 hectare application site lies on the north side of Peacock Lane. It is bounded to the east partly by vacant land allocated for small business units and partly by Peacock Farm, where listed buildings were converted to a public house/restaurant in 2008, together with its car park and associated outbuildings. To the west and north is vacant land, itself bounded to the west and north by Vigar Way/Berkshire Way, which is allocated for use as a park and ride (P+R) site.

3.2 The site itself is vacant, overgrown land containing partly built roads put in to serve the commercial development originally intended for this part of the Jennett's Park development. Some of it has been filled (see planning history below) but it generally slopes down gently from Peacock Lane towards Berkshire Way. There are no mature trees on the site.

4. RELEVANT SITE HISTORY

4.1 98/00288/OUT (623523): Outline application for new residential neighbourhood (approximately 64 ha) and country park (approximately 37 ha) incorporating dwellings, a primary school, neighbourhood centre, recreation facilities, retained woodland, nature conservation areas, wildlife corridors and play areas. Development of an area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings) a park and ride site and employment area. Provision of all necessary ancillary services and facilities including structural landscaping, incidental open space, balancing ponds and road, public transport, cycle and pedestrian works including a new junction on Berkshire Way and works to Peacock Lane – APPROVED May 2003

4.2 Peacock Farm Masterplan/Design Statement submitted pursuant to condition 29 of Outline planning permission 623523 - APPROVED June 2005

4.3 06/00720/REM: Submission of details of siting, design, external appearance and landscaping for commercial development area infrastructure access road and services providing access to land parcels C1 - C6 – APPROVED October 2006

4.4 07/01272/REM: Erection of temporary building for use as community centre – APPROVED January 2008

4.5 10/00777/REM: Submission of details of scale, layout, appearance and landscaping for the filling of land to adjust ground levels for the future park and ride facility and adjacent commercial areas, using fill from elsewhere on the Jennett's Park development, pursuant to outline planning permission 98/00288/OUT (623523) – APPROVED December 2010

4.6 13/00155/COND: Details pursuant to condition 29 (Master Plan Design Statement) of planning permission 623523 (note for clarification: amendment to approved Master Plan Design Statement to provide for residential development north of Peacock Lane) – NOT YET DETERMINED (considered elsewhere on this agenda).

5. THE PROPOSAL

5.1 Reserved matters approval is sought (including details of layout, scale, appearance, access and landscaping), pursuant to the outline planning permission for the Jennett's Park development as a whole, for the erection of 128no. dwellings with pedestrian, cycle and vehicular access from Peacock Lane.

5.2 The dwellings mix proposed is as follows:-

- Three blocks of flats:-
 - Block A (3 and 4 storey): 16 flats - 9 x one bedroom and 7 x 2 bedroom flats
 - Block B (4, 5 and 6 storey): 32 flats - 11 x one bedroom and 21 x 2 bedroom flats
 - Block C (3, 4 and 5 storey): 48 flats - 18 x one bedroom and 30 x 2 bedroom flats
- 3 no. 2 bedroom FoGs (2 storey)
- 29 no. 3 bedroom semi-detached/terraced houses – two, two and a half and three storey).

5.3 Car parking is proposed in parking courts behind the proposed houses fronting on to Peacock Lane (generally open but with some car ports and car barns) together with undercroft and surface parking serving the blocks of flats.

5.4 Areas of amenity space are proposed to serve the blocks of flats but, in line with the SALP, there is no requirement for on-site open space given the proximity of the site to open space at Peacock Meadows to the south-west.

5.5 The application has undergone a series of amendments in the course of its consideration chiefly to improve the quality of the design of the flat blocks and to provide a higher parking ratio.

5.6 An amended Peacock Farm Master Plan/Design Statement was approved by Planning Committee in July 2017 (application 13/00155/COND) and therefore this application can be considered as a reserved matters application pursuant to outline planning permission 98/00288/OUT (623523). That permission was subject to a condition (no. 28) stating that the development shall not exceed 1500 dwellings. Some 1300 dwellings have been approved on land south of Peacock Lane so with the additional 128 dwellings for which reserved matters approval is now sought this total will not be exceeded.

5.7 Whilst the current proposals involves the loss of land originally allocated for commercial development it does not preclude the development of an 'area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings), a park and ride site and employment area' as included in the description of the outline planning permission.

6. REPRESENTATIONS RECEIVED

Binfield Parish Council:

6.1 Recommend refusal:-

1. The dwellings are too high and out of keeping with the existing area and the design statement.
2. The noise from the adjacent A329 will be excessive and there is an absence of a bund and adequate landscaping to alleviate the noise.
3. There are no local amenities such as shops.
4. The Committee were concerned that the parking capacity was inadequate.
5. The Committee were also concerned that there needs to be suitable access for various service vehicles
6. There is insufficient soft landscaping.

Other representations:

6.2 Twelve objections have been received raising concerns which may be summarised as follows:-

- The size and style of the four, five and six storey flats are not in keeping with the rest of Wykery Copse and Jennett's Park and will dwarf surrounding properties
- This very high rise will give an incorrect perception of the street scene of the town one would expect to see when entering Bracknell down its main artery
- The design does not follow the original Jennett's Park Master Plan
- this number of dwellings will lead to an unsightly block appearance with the resulting loss of an open and pleasant view to local residents

- The designs of the houses are not in keeping with the rest of Jennett's Park and Wykery Copse; designs should be kept similar so the estate is kept as a cohesive one.
- No more building applications should be granted until services and shops have been allocated, confirmed and established.
- the increase in number of dwellings would cause further traffic jams entering Jennett's Park roundabout to the A329 from Vigar Way and increase traffic along Peacock Lane.
- there will be a large increase in the number of residents on the north side of Peacock Lane needing pedestrian access to the main Jennett's Park development (School, Parks, Shops, Community Centre) and the single Pelican crossing at Butler Drive is inadequate, also the 40mph speed limit would be too high for what would now be considered a residential road.
- insufficiency of off-street parking for new residents.

6.3 There were two further representations:

6.4 One supported the application but suggested that alterations need to be made to Peacock Lane to reduce the speeds and the volume of traffic that use this road with the road reduced to a 30mph zone, and traffic calming measures put in place.

6.5 The other included a comment that consideration should also be made to the need for a commercial area - there is now far too much office space within the Bracknell area, which will never be filled.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer:

7.1 The Highway Authority has no objection subject to conditions.

Environment and Public Protection:

7.2 Raised concerns regarding noise and air quality which have been addressed by the submission of additional information.

Lead Local Flood Authority

7.3 No objection.

Biodiversity Officer

7.4 The submitted landscape strategy should include biodiversity enhancements such as native tree, shrub, hedgerows and herb-rich seed mix/turf where currently more ornamental species are proposed. Recommends a condition to secure this.

Environmental Policy Officer (SPA)

7.5 Suitable mitigation already secured.

Waste and Recycling officer

7.6 No objection.

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 policies EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M4 and M9 of BFBLP	Consistent
Housing	CS16 of CSDPD	Consistent
Accessibility	CS7 of CSDPD, Saved Policy EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
Noise	Saved Policy EN25 of BFBLP	Consistent
SPA	Retained SEP Policy NRM6, CS14 of CSDPD and Saved policy EN3 of BFBLP	Consistent
Housing at Peacock Farm	PH1.2 of BFBLP	-
Supplementary Planning Documents (SPD)		
Design SPD		
Streetscene SPD		
Parking Standards SPD		
Thames Basin Heaths Special Protection Area SPD		
Planning Obligations 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 Impact on the setting of listed buildings at Peacock Farm
- v Transportation considerations
- vi Biodiversity
- vii Thames Basin Heaths Special Protection Area (SPA)
- viii Infrastructure contributions
- ix Sustainability
- x Drainage
- xi Noise and air quality
- xii Environmental Impact Assessment

i. PRINCIPLE OF DEVELOPMENT

9.2 The site lies within a defined settlement and the principle of building on it has been established by outline planning permission 98/00288/OUT (623523). The Masterplan/Design Statement approved pursuant to the outline planning permission identified this part of the Jennett's Park development for commercial use (offices and hotel(s)). No proposals for such uses have come forward and in the 2013 SALP the application site, and land adjoining it to the north-east, was allocated for residential development at a density of 70 dph (giving a total of 182 dwellings).

9.3 The SALP sets out a list of requirements for the site which may be summarised as follows:-

- investigation and remediation of any land contamination;
- affordable housing [see (xii) below]
- impact of the development upon the local road network [see (v) below]
- noise (in relation to the proximity of the site to the A329) [see (iii) below]
- setting of the adjacent Listed Building (Peacock Farm) [see (iv) below]
- demonstration of adequate waste water capacity [see (x) below]
- mitigation of impacts [see (viii) below]
- SPA mitigation [see (vii) below].

9.3 The form of development proposed by this reserved matters application accords with the amended Peacock Farm Master Plan/Design Statement approved by Planning Committee in July 2017, and is therefore in compliance with condition 29 of the outline planning permission.

9.4 The details contained in this reserved matters application are assessed against the Masterplan/Design Statement, development plan policies and the NPPF in the remainder of this report.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

Layout

9.5 The proposed layout utilises the existing vehicular accesses from roundabouts on Peacock Lane serving land to the north. The main access is that running north from the roundabout junction of Peacock Lane with Osprey Avenue. Two and 2.5 storey houses are proposed fronting Peacock Lane to either side of this junction and then fronting this access road as it runs north into the site. A visual stop to this road is formed by flat Block C. This building, which has a landscaped courtyard in front of it, rises from 3 storeys, next to the access road, to 5 storeys towards the site boundary. The access road running east to serve the Peacock Farm PH is fronted on its south side by a further pair of semi-detached houses and a flat over a garage (FoG).

9.6 Running west, to link with an access road connecting to the roundabout on Peacock Lane forming a junction with Vigar Way, the access road runs to the south of flat Block B, a 4-6 storey high building marking the site's north-west corner. The visual stop on this length of road is formed by two FoGs running parallel to the site's western boundary.

9.7 The landmark building on the site's south-western corner – the Peacock Lane/Vigar Way roundabout – is flat Block A, a part 3, part 4 storey building.

9.8 The main parking areas are in the form of parking courts serving the houses located either side of the main access road into the site. Flat Blocks B and C have undercroft parking with further surface parking adjoining the flats. Flat Block A has parking to the north and east.

9.9 The layout draws on principles contained in the Design Statement approved for commercial development on the site, with buildings fronting roads and larger/taller buildings forming 'corner' or

'gateway' features. Space is provided for planting to enhance the street scene and to visually soften and break up large areas of parking.

9.10 The blocks of flats have internal bin stores at ground floor level as do the FoGs. All the houses have access to their rear gardens to allow bins to be stored there during the week and presented for collection within 25m of adopted highways on collection days. To assist this, bin collection points are proposed in the parking courts serving the groups of houses either side of the main access into the site.

Scale

9.11 The site capacity for residential development set out in the SALP is based on 70 dph. To seek to accommodate the resulting numbers on the site (1.94 ha @ 70 DPH = 135 dwellings) the majority of the dwellings (77%) are in the form of flats and the flat blocks have elements ranging from 3 to 6 storeys in height. The number of dwellings proposed in the application as amended (128) is slightly below the SALP figure (135 dwellings) but the shortfall is not considered of overriding concern. The Design Statement recognises that there may be minor variations from approved densities (Section 10.0 – Land Account).

9.12 The houses on the site are two and 2.5 storeys in height (the house on plot 11 immediately to the south of flat Block C could be considered 3 storeys). This is in keeping with the nature of housing fronting Peacock Lane in the vicinity of the site and respects the setting of Peacock Farm (see below).

9.13 The site lies in an open setting, particularly the western and northern elements, with the dual carriageway of Berkshire Way and the railway line to the north and open space at Peacock Meadows to the west beyond Vigar Way (also a dual carriageway). In line with the Peacock Farm Design Statement and SALP it is considered that parts of the site can accommodate large, tall buildings without them appearing visually overbearing or causing amenity issues. Indeed, it is considered beneficial to have buildings of such a scale both to provide visual interest on this gateway site to Bracknell and also to help screen the houses and their gardens on the southern and eastern parts of the site from the traffic noise from Berkshire Way.

Appearance

9.14 The overarching design aim has been for the houses on the site's Peacock Lane frontage to be in keeping with the development on the south side of Peacock Lane and Peacock Farm PH, Butler Drive/Jardine Place to the east, and also to provide a visual link to the flat blocks on the site's northern and western edges. The houses, therefore, are of a relatively simple design with front or side-facing gables, unfussy fenestration/dormers and visual interest being provided by the use of a variety of materials – bricks, render and weatherboarding (again picking up design cues from buildings nearby).

9.15 This approach means that the houses do not appear out of keeping in relation to the proposed flats which are of a contemporary design with flat/monopitch roofs and simple window designs. The bulk and massing of the flats is broken up with varied storey heights/roof lines, projecting elements and large corner balconies. A variety of materials are proposed to create visual interest with brickwork, render and weatherboarding.

Landscaping

9.16 The layout provides space for soft landscaping with the houses set back from Peacock Lane to allow for front gardens large enough to accommodate tree and shrub planting. Each of the flat blocks has amenity space which can be landscaped and space is provided within the parking courts for tree and shrub planting to be undertaken. A condition is recommended to be imposed to

secure full planting details and this can ensure that the enhancements sought by the Biodiversity Officer can be secured.

Conclusions on impact on the character and appearance of the area

9.17 It is considered that this is a well-designed scheme which addresses the site's constraints and opportunities whilst broadly achieving the quantity of development sought in the SALP. It is therefore concluded that the submitted details would be in sympathy with the character and appearance of the area and would accord with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.18 The nearest dwellings to the application site are those on the south side of Peacock Lane and those lying to the east. To the south of Peacock Lane houses at Grouse Meadows lie a minimum of about 27m from the edge of the application site (which at this point would accommodate two storey houses fronting on to Peacock Lane). These existing dwellings lie at a higher level than the application site and are separated from it by Peacock Lane and the landscaped strip to the south of it which contains a footpath/cycleway.

9.19 Houses to the west of Osprey Avenue which front onto Peacock Lane lie further away from the application site and the landscaped strip to the south of Peacock Lane is mounded at this point. Dwellings at Jardine Place to the east of the site are over 85m from the application site boundary with the Peacock Farm PH and its parking areas or the site allocated for small businesses in between.

9.20 The closest distance between a proposed block of flats and an existing dwelling is about 50m (between Block A and houses at Linnet Close, south of Peacock Lane). Given these separation distances it is not considered that the proposed development will give rise to any unacceptable impacts on the living conditions of nearby dwellings in terms of loss of sunlight/daylight or privacy or overbearing impacts. The outlook from properties looking over the application will change, and there will be increased traffic flows, but such impacts would have been associated with the development of the site for the commercial purposes which were originally approved.

9.21 The main impact on the living conditions of future residents would be traffic noise from Berkshire Way, Vigar Way and Peacock Lane. The layout has been designed so that the amenity areas serving the flats and the gardens to the proposed houses are, as far as possible, protected from road noise by nearby buildings. A condition (no. 26) imposed on the outline planning permission requires a scheme for protecting proposed buildings/gardens from road noise to be submitted to and approved before works are undertaken and for the mitigation works to be completed before the dwellings are occupied. The proximity of the Peacock Farm PH to proposed dwellings has also been considered but is not felt to be a matter of overriding concern subject to suitable boundary treatments (to be secured by condition).

9.22 Overall it is not considered that the proposed development would result in any unacceptably adverse impacts on the amenities of nearby residents and/or the amenity of future occupiers and the application is therefore compliant with CSDPD Policy CS7 and saved BFBLP Policy EN20 of the BFBLP and the NPPF.

iv. IMPACT ON THE SETTING OF LISTED BUILDINGS AT PEACOCK FARM

Listed Building Description

9.23 Peacock Farmhouse and Peacock barn and outbuildings are grade II listed buildings. The farmhouse and outbuildings are used as a public house and restaurant. The main farmhouse

dates from the 16th century, being built of timber framing with the outer walls re-faced in brick probably during the early 18th century.

9.24 The listed outbuildings form a shallow, U-shaped range of late 16th and early 18th century barns. The outbuildings consist of an east-west cattle shed linking the main farmhouse to the north-south timber-framed barn and a further east-west brick-built barn is joined to its southern gable.

9.25 Also within the curtilage of the listed buildings are several other farm buildings. These include a well-built 19th century softwood timber-framed barn to the west of the site; a Dutch barn to the north-west of the site; and a single storey, a pre-fabricated structure is located to the east of the site.

The Setting of Listed Buildings

9.26 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 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.27 Section 66(1), on the determination of applications affecting the setting of a Listed Building, states that:-

'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.'

9.28 The two Listed Buildings are partly screened from the adjacent proposed development site to the west by Dutch barn and barn/cart shed. The main visual impacts on the settings of the Grade II Listed Buildings would potentially result from construction on Plots 1 to 14.

Building Heights

9.29 The proposed building heights for the land immediately to the west of Peacock Farm (Plots 1 to 14) consists of 3no. two storey houses and 1no. one storey car barn building plus 5no. two-and-a-half storey houses.

9.30 The 3 buildings immediately adjacent to Peacock Farm consist of two storey houses (Plots 1 and 14) (c.8m high) and an associated one storey car barn building (c.6m high maximum). The 5no. two-and-a-half storey houses (Plots 5 to 11) are separated from Peacock Farm by the intervening housing plots. Parking and access is to the rear of the houses, thereby not affecting the streetscene.

9.31 The area of land further to the west of the access road consists of 14no. two/two-and-a-half storey semi-detached/terraced houses (Plots 15 to 30) fronting the main road and a part three storey/part four storey block of flats (Block A) on the corner plot.

9.32 The block of flats to the rear (Blocks B and C) consist of part three to part six storey blocks.

9.33 The heights of the proposed two-and-a-half storey and two storey semi-detached house and single storey car barn adjacent to Peacock Farm are considered to be acceptable in relation to the scale of the existing farm buildings. An existing large one-and-a-half storey Dutch barn and two storey timber boarded cart shed/barn provide screening from the main Listed Buildings, and in any case, are located over 30m to the east of the site.

9.34 Although the five and six storey flats to the rear (Blocks B and C), along A329 Berkshire Way, may register in some oblique views from in front of Peacock Farm this is not considered to be significant due to the slope of the ground and screening from existing and proposed buildings.

9.35 The design of the proposed buildings adjacent to Peacock Farm specifies 'grey-tiled', traditional pitched roofs'. The exterior buildings materials would consist of brick (Plot 14 and all garages), render (Plots 1 to 5 and 11 and 12), ashlar effect (Plots 7 and 8), tile hanging (Plots 6 and 7) and timber boarding (Plots 10 and 13). The blocks of flats located to the rear of the site facing the A329 Berkshire Way would be finished in timber-boarding, brick and render. The roofs are specified as mono-pitched single ply.

Conclusions on listed building matters

9.36 The specified heights of the proposed semi-detached houses and car barn adjacent to the Grade II Listed Peacock Farm Buildings are considered to be of an appropriate scale in relation to the existing buildings. However, additional information and specification will be required to be submitted together with appropriate samples of the proposed roof materials, bricks, ashlar effect finish, render and weatherboarding.

9.37 It is therefore concluded that subject to the use of appropriate materials the proposed development would accord with the relevant parts of CSDPD Policies CS1 and CS7 and the NPPF. Full details of materials are recommended to be secured by condition.

v TRANSPORTATION CONSIDERATIONS

Access

9.38 Access to the site is via existing roundabout junctions that are located on Peacock Lane. The main access to the site serves the Peacock Farm public house and would have served the commercial uses that were previously proposed. The road layout that was previously approved and constructed to access this area is to be reused. The road is at least 6m wide and this is adequate to serve the proposed housing development as well as the public house.

9.39 The proposal also seeks to utilise the road that adjoins the Vigar Way roundabout that would have served the park and ride site. The road is also constructed and is wide enough to serve this development. The two junctions are connected via an internal road that has been suitably designed for the scale of the proposals and in doing this traffic from the site can be easily distributed over the two junctions which will reduce the demand at any one junction and help balance the demand on the local road network.

9.40 There are also proposals to connect to the existing cycle network which is located on the southern side of Peacock Lane to improve access for pedestrians and cyclists to facilities to the south and east of the site. These proposals involve providing footpath/cycleways on the north side of Peacock Lane and splitter islands on Peacock Lane/Osprey Avenue roundabout to make it easier for pedestrians and cyclists to cross the road. A condition is included in the Recommendation to secure the off-site works proposed.

9.41 Due to the nature of the road layout access for deliveries and refuse is provided and there are some turning areas that will allow for such vehicles to turn around as necessary.

Parking

9.42 Car parking for the proposed flats and houses is provided across the site in the form of car barns, car ports below flats, undercroft parking below flats and parking courts. Each dwelling has parking meeting the council's standards (1no space for a one bedroom dwelling, 2no spaces for 2

and 3 bedroom dwellings and 3no spaces for 4 bedroom dwellings). A total of 28no. visitor spaces are provided, spread across the site. This exceeds the Council's standard. Spaces suitable or use by disabled people are provided.

9.43 The proposal provides parking to standards with visitor parking distributed across the site, Some parking is provided within rear parking courts and adequate pedestrian links through to the front of dwellings are proposed.

9.44 Cycle parking has been provided at ground floor level in the flat blocks with cycle parking for the houses in stores in the garden areas. Its implementation is secured by condition 38 of the outline planning permission (623523).

Traffic Impact

9.45 The applicant has provided a Transport Statement in relation to the development and compared it to the original permitted use in the masterplan. The document demonstrates that the proposed B1 use on the site would have generated a similar level of trips during the peak hours and the slight changes in direction of flow created by the site in either peak hour are nominal. Furthermore, as noted above, two points of entry to the site are proposed thus spreading the traffic unlike the commercial scheme.

9.46 Overall it is felt that the proposal would not have a detrimental impact on the operation of the local road network.

Conclusion on highway matters

9.47 The application has been amended to address concerns raised by the Highway Officer. Conditional approval is therefore recommended.

vi BIODIVERSITY

9.48 As the site has been left vacant for a number of years its potential to provide a habitat for wildlife has increased. Accordingly the Biodiversity Officer recommends that conditions be imposed to secure the implementation and retention of a scheme for the provision of biodiversity enhancements. These conditions are included in the Recommendation.

vii IMPACT ON SPA

9.49 Reserved matters approvals are required to be assessed under Article 6(3) of the Habitats Directive and Regulation 48 of the Habitats Regulations.

9.50 Taking into account the avoidance measures provided within the Section 106 Agreement dated 17 May 2004 and the Supplementary Unilateral Undertaking dated 5 June 2007 (which provide mitigation through the SANG at Peacock Meadows), the Council is able to form the view that there is no risk that this project for which authorisation is sought through the reserved matters application is "likely to have a significant effect" on the SPA on its own. In addition as there is not likely to be any negative impact there is no risk the application will have a significant impact in combination with other plans or projects.

viii INFRASTRUCTURE CONTRIBUTIONS

9.51 This is a reserved matter pursuant to an outline planning permission granted before CIL was introduced in the Borough. The development is not, therefore, CIL liable. The s106 agreement, as amended, associated with the outline planning permission secured in kind infrastructure and

services, and contributions to off-site provision for up to 1500 dwellings and commercial development on the site including:-

- a primary school
- a community centre
- active and passive open space
- SANG
- affordable housing (see ix below)
- transportation improvements including works to Peacock Lane, a link from that road to Berkshire Way and associated roundabout junctions
- public art
- a shop (currently under construction).

ix AFFORDABLE HOUSING

9.52 The s106 associated with the outline planning permission secures affordable housing at Jennett's Park on the basis of a proportion of net developable land rather than a proportion of housing numbers. The original proportion was 20% of net developable land to be occupied by affordable dwellings subject to a cap for the development as a whole of 300 affordable dwellings. To date 295 affordable dwellings have been provided at Jennett's Park.

9.53 Changes in a Deed of Variation to the original s106, dated July 2010, included reducing the 20% net developable land proportion slightly (to 19.43%) and increasing the cap on the maximum number of affordable dwellings to 320. Applying this to the current reserved matters application the affordable requirement is calculated to be 25 dwellings, taking the total across the Jennett's Park development as a whole up to the maximum of 320 units.

9.54 The applicants have agreed to providing 25 affordable dwellings but have not yet identified the dwellings in the development to meet this requirement. It is therefore recommended that the additional condition below (no. 11) be imposed requiring the dwellings proposed to be affordable to be identified before the development is commenced. Mechanisms to ensure that the affordable dwellings thus identified are delivered are included in the existing s106 agreement, as amended by the Deed of Variation.

ix SUSTAINABILITY

9.55 The outline application to which this reserved matters application is pursuant was approved before the CSDPD was adopted so there is no specific requirement for a sustainability statement or renewable energy in this instance.

x DRAINAGE

9.56 Foul and surface water drainage is secured by the outline planning permission and a condition (no. 40) imposed on it.

xi NOISE AND AIR QUALITY

9.57 The site is bounded by Peacock Lane to the south and Berkshire Way, a dual carriage-way, lies to the north. A condition imposed on the outline planning permission (26) requires a scheme for protecting buildings/gardens in any phase from road noise to be submitted and approved before the development of that phase is begun. The Environmental Health Officer felt that in this instance it would be beneficial for details of traffic noise monitoring and attenuation measures to be submitted to the Council for review at this stage.

9.58 Accordingly a noise report has been prepared. This confirms that road noise is an issue and recommends a combination of acoustic glazing and ventilation for facades facing the roads/pub. The Environmental Health Officer has considered this report and is satisfied that noise issues have been satisfactorily addressed subject to imposition of a condition:-

- securing the implementation of the recommendations in the report, and
- requiring the testing of buildings post-completion with no building to be occupied until it meets the standards set out in BS8233:2014.

9.59 The Environmental Health Officer also requested that the applicants carry out an air quality (AQ) assessment to ascertain whether they will be creating Air Quality Management Area (AQMA) by building residential accommodation in this area. An AQ report has been prepared. The detailed atmospheric dispersion modelling undertaken for the first year in which the development is expected to be fully operational (2019) shows predicted pollutant concentrations to be well within the relevant health-based air quality objectives at the façades of proposed receptors. It therefore concludes that air quality is acceptable at the development site, making it suitable for the proposed uses. The development does not, in air quality terms, conflict with national or local policies, or with measures set out in BFBC's Air Quality Action Plan. There are no constraints to the development in the context of air quality.

9.60 The Environmental Health Officer is happy with the AQ report but believes that the Dust Management Plan contained within it should be added to the site's Working Method Statement. A Working Method Statement is required under condition 27 of the outline planning permission. An informative is recommended to pick up the Environmental Health Officer's request.

xii ENVIRONMENTAL IMPACT ASSESSMENT

9.61 An Environmental Impact Assessment was required in conjunction with outline planning application 623523 and it was accompanied by an Environmental Statement. As explained in section 5 above the current reserved matters application will not result in the maximum number of dwellings permitted under the outline planning permission (of 1500) being exceeded. If approved and implemented it will result in 128 dwellings being constructed in place of up to 6500 sq m of B1 office floorspace, a 100 bedroom hotel and possibly also a smaller hotel. The difference in the volume of traffic generated by the residential development in place of the commercial development is not significant.

9.62 The commercial scheme proposed office and hotel buildings of between 2 and 4 storeys in height. The buildings proposed in the current application range from two storey houses to flat blocks, one of which has a 6 storey element. Given that storey heights in commercial buildings typically exceed those in residential buildings it is not considered that the proposed development will be materially taller and bulkier than that approved under the original Design Statement.

9.63 The impact on the Thames Basin Heaths is satisfactorily mitigated.

9.64 Taking these matters into account it is not considered that the development detail the subject of this application will result in an impact which has not been assessed by the original EIA.

10. CONCLUSIONS

10.1 This reserved matters application accords with the Peacock Farm Masterplan/Design Statement, as amended at the July Planning Committee, and Policy SA2 of the SALP; the dwellings provided will make a contribution to the Council's 5 year housing land supply. The proposed details are considered to be acceptable in terms of the impact of the proposed development on the character and appearance of the area, the setting of listed buildings at Peacock Farm and the living conditions of nearby residents and of future residents of the dwellings. Parking to meet the Council's standards is provided as part of the scheme and the

access arrangements are acceptable. The impact of the development on infrastructure, local services and the SPA is mitigated by obligations secured in association with the outline planning permission.

10.2 The application is therefore recommended for approval.

11 RECOMMENDATION

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following plans:-

14.022.100 29 Site Layout Colour
14.022.A01B House Type A Leicester
14.022.B01B House Type B Leicester
14.022.B02B House Type B Leicester
14.022.C01C House Type B Nottingham
14.022.C02C House Type B Nottingham
14.022.D01B House Type D Chester
14.022.20H Flat Type A
14.022.21H Flat Type A
14.022.22H Flat Type A
14.022.23H Flat Type A
14.022.24H Flat Type A
14.022.30J Flat Type B
14.022.31J Flat Type B
14.022.32J Flat Type B
14.022.33J Flat Type B
14.022.34J Flat Type B
14.022.35J Flat Type B
14.022.36J Flat Type B
14.022.CB Car Barn
EF_BK01_M.1D F series Type 101 (2no. drawings)
EF_BK02_M.1D F series Type 136-137
EF_BK02_M.1D F series Type 136-137
EF_BK14_M.1C F series Type 142
EF_BK14_M.1C F series Type 142
14.022.45D Block C Elevations
14.022.41C Block C First Floor
14.022.44D Block C Fourth Floor
14.022.40C Block C Ground Floor
14.022.42C Block C Second Floor
14.022.43C Block C Third Floor
EF_FOG_M.1A F series Type FOG
EF_FOG_M.1A F series Type FOG
7425-CB3-01 Triple Car Barn
7425-CB3-02 Triple Car Barn

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

02. No development shall be commenced until all outstanding details of hard and soft landscaping works 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 Plans and Policies: BFBLP EN20, CSDPD CS7]

03. There shall be no restrictions on the use of the car parking spaces shown on the approved plan as visitor parking for the occupiers of, or visitors to, any of the dwellings hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Plans and Policies: BFBLP M9]

04. No development shall be commenced until all outstanding details of external materials 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 Plans and Policies: BFBLP EN20, CSDPD CS7]

05. The development hereby permitted shall not be commenced until a method statement for carrying out the installation of tree root barriers in the vicinity of the trees to be planted adjacent to any adoptable highway and service trenches, pipes, sewers, conduits, etc. has been submitted to and approved in writing by the Local Planning Authority. The method statement shall describe works designed to minimise any adverse impact caused by tree roots to these surfaces, structures and services, and likewise prevent damage to tree roots caused by location, installation and repair of below ground services.

The method statement shall include:

- a) An approved planning layout to 1:200 scale showing the accurate trunk position of the trees in relation to the proposed works,
- b) Layout and construction profile drawings, and
- c) Construction implementation method statement including timing/phasing of the works.

The root barrier installation shall be carried out, and services located, in full accordance with the approved details.

REASON: In order to safeguard the adopted highways and below ground services, to safeguard new trees, and in the interests of the visual amenity of the area.

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

06. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the car parking areas and pedestrian footpaths including lighting units and levels of illumination. The approved scheme for each area shall be implemented before the first use of that area and the lighting retained in accordance therewith.

REASON: In the interests of the amenity of neighbouring property, the character of the area and to ensure the safe use of the parking courts.

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

07. No development shall take place 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]

Retention of ecological mitigation/bat roost feature

08. Any areas shown for bat roost and bird nesting purposes in the approved scheme of biodiversity enhancements 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]

09. 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 shall provide for the free movement of wildlife to and from the site.

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

10. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for the following off-site highway works:
- works to improve pedestrian/cycle access from the site to routes on the south side of Peacock Lane, including works on the north side of the road.

No dwelling hereby approved shall be occupied until the off site highway works have been completed in accordance with the approved scheme.

REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4, CSDPD CS23]

11. No development shall take place until details of the affordable housing to be provided as part of this development, pursuant to planning obligations associated with outline planning permission 623523 (98/00288/OUT), have been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development assists in meeting the housing needs of the area.
[Relevant Plans and Policies: BFBLP H8, CSDPD CS16 and CS17]

12. No dwelling hereby approved shall be occupied until:-

- i) a post-completion test has been undertaken to ensure that the dwelling meets the standards set out in BS8233:2014 Sound Insulation and Noise Reduction for Buildings, and
- ii) the test results have been submitted to the Local Planning Authority, and
- iii) the Local Planning Authority has confirmed in writing that it is satisfied with the test results.

REASON: To ensure that the amenities of the future residents are not adversely affected by noise.
[Relevant Policies: BFBLP 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. Details submitted to satisfy condition 27 (working method statement) of outline planning permission 98/00288/OUT (623523) should include a Dust Management Plan, as shown in table 5.4 of the RPS Air Quality Assessment (JAP9722 Rev 0).

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Unrestricted Report

ITEM NO: 7

Application No.
17/00401/REM
Site Address:

Ward:
Crowthorne

Date Registered:
28 April 2017

Target Decision Date:
28 July 2017

**Land At Former TRL Site Nine Mile Ride Wokingham
Berkshire RG40 3GA**

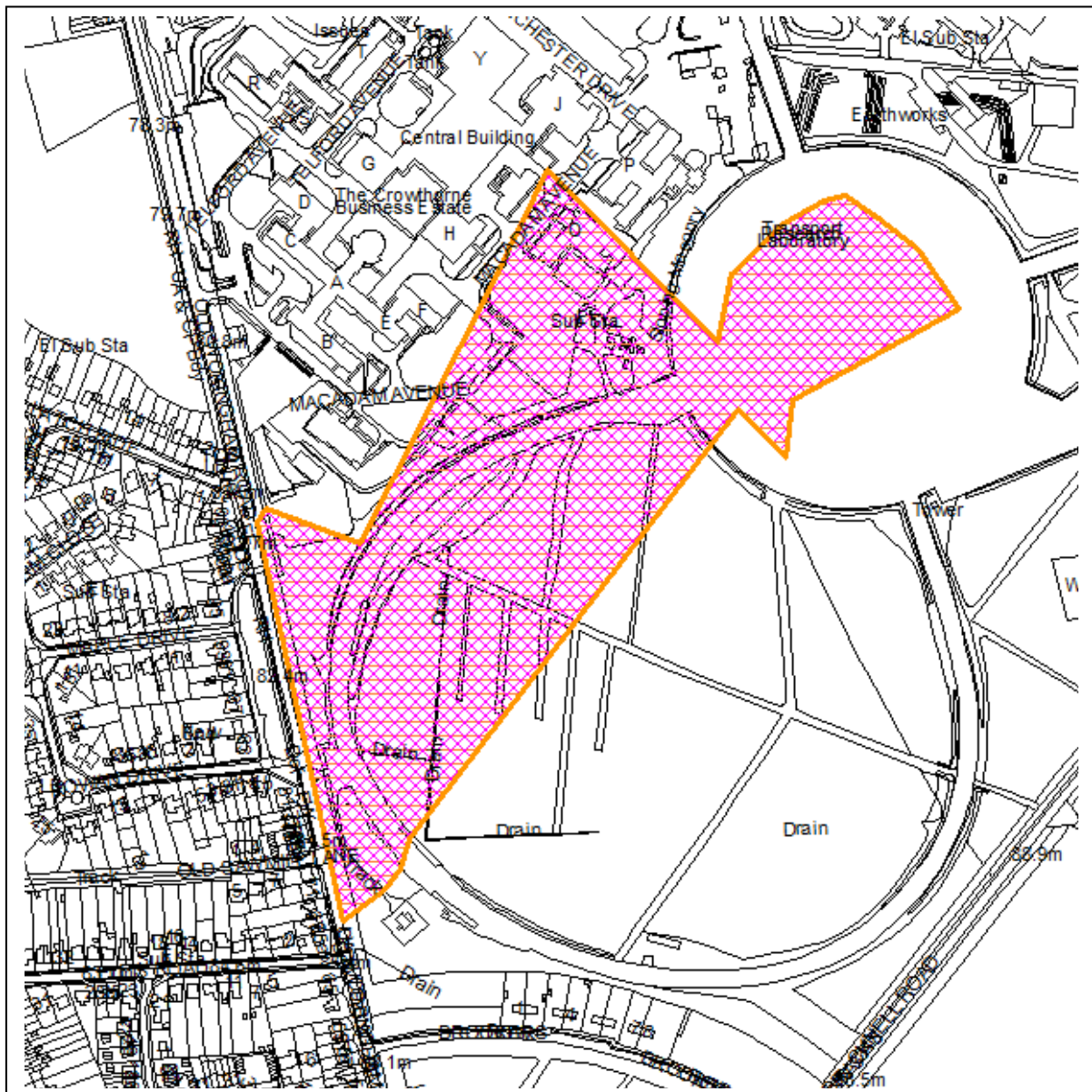
Proposal: **Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT.**

Applicant: Legal and General Homes Communities (Crowthorne Ltd)

Agent: Mr Richard Hesketh

Case Officer: Trevor Yerworth, 01344 352000
Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 Reserved matters approval is sought for the erection of 207 dwellings comprising 24 four-bedroom houses, 119 three-bedroom houses, 52 two-bedroom houses/flats and 12 one-bedroom flats with associated access roads and open space forming the first residential phase of development on the former TRL site.

1.2 The principle of the proposed use is in line with the approved outline planning permission 13/00575/OUT and masterplan for this site. The design and layout is considered acceptable with adequate access and car parking. The impact on the highway network and on the living conditions of nearby residents is considered acceptable. Mitigation of the impacts of the development, including those on the SPA, is secured by obligations associated with the outline planning permission for the overall TRL development.

RECOMMENDATION
Reserved matters approval 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 Planning Committee following the receipt of more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Land within defined settlement
Identified for major mixed use development in SALP (Policy SA5)
Within 5km of SPA

3.1 The 10 hectare application site lies on the east side of Old Wokingham Road. It is bounded to the west by residential properties on Old Wokingham Road. To the south and south east is the site of the recently approved SANG, to the north west and north east are other parts of the TRL site to be brought forward in subsequent phases of the development.

3.2 The site itself is vacant, forming part of the recently demolished and cleared TRL site. A 10m wide woodland buffer runs along the boundary with Old Wokingham Road which would be largely retained other than where the approved access points to the site are obtained.

4. RELEVANT SITE HISTORY

4.1 13/00575/OUT: Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking.
APPROVED 13.01.2015

4.2 16/00187/COND: Details of Masterplan submitted pursuant to condition 6 of Outline planning permission 13/00575/OUT. Approved 28.02.2017

4.3 16/01075/REM: Submission of details of scale, layout, appearance, access and landscaping relating to the SANG. APPROVED 21.04.2017

4.4 17/00032/COND: Details of Design Code submitted pursuant to condition 6 of Outline planning permission 13/00575/OUT. APPROVED 21.04.2017

4.5 17/00355/REM: Submission of details of scale, layout, appearance, access and landscaping relating to the infrastructure phase pursuant to outline planning permission 13/00575/OUT. NOT YET DETERMINED.

5. THE PROPOSAL

5.1 Reserved matters approval is sought (including details of layout, scale, appearance, access and landscaping), pursuant to the outline planning permission for the development of the former TRL site (to be known as Bucklers Park). This application relates to the first residential phase of the development and seeks permission for the erection of 207 dwellings with pedestrian, cycle and vehicular access from Old Wokingham Road. In addition this application seeks to partially discharge a number of associated conditions in respect of this phase of the development. These include condition 9 (landscape details); condition 10 (landscape management plan); condition 11 (tree retention/removal) and condition 12 (tree protection plan).

5.2 The dwellings mix proposed is as follows:- 24 four-bedroom houses, 119 three-bedroom houses, 52 two-bedroom houses/flats and 12 one-bedroom flats. Generally buildings are two storey across the site with 2.5 and 3 storey buildings used to define key views, termination points and to accentuate points within the street.

5.3 Car parking will be in accordance with the BFC Parking Standards SPD, and comprises a mix of on-plot and courtyard parking. In addition a number of on-street visitor parking spaces are proposed.

5.4 The urban framework for Phase 1 has been designed in conjunction with the approved Masterplan and Design Code. Accordingly it proposes a number of perimeter blocks that ensures that development fronts the proposed streets and open spaces to promote activity in these areas creating a thriving and safe community. Frontages onto key spaces use various combinations in height, design and materials. In addition a number of focal buildings are proposed at key locations. This will create a sense of place and assist with the character and legibility of the proposed development.

5.5 In accordance with the Design Code Phase 1 contains a number of distinct character areas which will also help improve legibility and provide a clear character to each part of the development. These include the Main Street, Old Wokingham Road and Seasonal Street frontages, and the SANG edge frontage.

5.6 Phase 1 also includes a number of key areas of open space of public value as set out in the approved masterplan. These include:

- Hatch Green - an important open space at the main gateway to the development adjacent to the neighbourhood centre;
- The Brook Corridor – a green corridor on either side of the brook that runs through the whole development;
- The Central Public Open Space area on the site of the former skid pan, linking the SANG to the Brook corridor;

- A landscape buffer along Old Wokingham Road comprising existing woodland to be retained and thinned with some additional planting;
- An area of public open space with childrens play in the south west corner of the development adjoining the southern access point and opposite the entrance to the SANG;
- A landscaped margin along the SANG edge linking the area of public open space adjacent to the southern access with the central area open space.

In addition to these strategic areas of open space additional areas of amenity space and landscaped areas are proposed throughout the development.

5.7 The application has undergone a series of amendments in the course of its consideration following comments and discussions with consultees.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council:

6.1 Recommend approval.

Other representations:

6.2 19 objections (including one from the Crowthorne Village Action Group) have been received raising concerns which may be summarised as follows:-

- The houses are far too close to Old Wokingham Road and there is insufficient tree screening. Existing houses on the opposite side of the road are well set back from the road with gardens and side roads which give a pleasant and rural appearance. The proposed houses are detrimental to the street scene and are not in keeping with the area.
- Traditional planning for new developments is to place the higher buildings in the centre of a development, and to build lower houses towards the edges. The proposed buildings are far too high for the position they would be in, and with no screening, they would totally spoil the outlook along the Old Wokingham Road for future and existing residents.
- Since this area of the village is set to become even busier with traffic from the new development, it is essential that the new houses are built with screening and are well set back from the road or the residents will be disturbed by noise and pollution from this busy road.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection.

Waste and Recycling officer

7.2 No objection.

Biodiversity Officer

7.3 Within phase 1 of the development the most important areas for biodiversity are the central public open space, the Brook corridor and biodiversity enhancements throughout the development area. The following points need to be addressed to ensure the effective protection and enhancement of biodiversity:

- Removal of non-native species close to the Brook
- Reduction in the number and type of public access areas to the waters edge along the Brook
- Clarification on outfalls into the Brook corridor
- Clarification on points in the Landscape and Habitat Management Plan
- Provide animal passage under the Brook crossings [Officer's comment: these points have been addressed in the amended pack of details submitted by the applicant.]

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 policies EN1 and EN20 of BFBLP	Consistent
Parking	CS23 of CSDPD, Saved policy M4 and M9 of BFBLP	Consistent
Housing	CS16 of CSDPD	Consistent
Accessibility	CS7 of CSDPD, Saved Policy EN22 of BFBLP	Consistent
Biodiversity	CS1(vii) and CS7 (iii) of CSDPD	Consistent
SPA	Retained SEP Policy NRM6, CS14 of CSDPD and Saved policy EN3 of BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Streetscene SPD		
Parking Standards 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 Transportation considerations
- v Biodiversity
- vi Impact on SPA
- vii Infrastructure
- viii Drainage
- ix Affordable Housing
- x Environmental Impact Assessment

i. PRINCIPLE OF DEVELOPMENT

9.2 The site lies within a defined settlement and the principle of the development proposed has been established by allocation within the SALP and through outline planning permission

13/00575/OUT. The Masterplan approved pursuant to the outline planning permission identified this part of the site for residential and public open space uses. The details set out in this reserved matters application are therefore in accordance with the Masterplan and are acceptable in principle.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

Layout and appearance

9.3 The proposed layout utilises the two southernmost approved vehicular accesses from Old Wokingham Road. The main access is that running north east from Old Wokingham Road close to the junction with Hatch Ride. It forms the southern side of one of the main areas of public open space that will create an attractive gateway feature to the whole development with the neighbourhood centre forming part of a later phase lying along its northern edge. The second vehicle access to Phase 1 leaves Old Wokingham Road at the south of the site and is a cul-de-sac serving only the SANG, the care home (to be built as part of a subsequent phase) and a limited number of dwellings within Phase 1 forming part of the “SANG Edge” character area.

Main Street Character Area



9.4 The main access leads into the main street character area. The main street runs through the whole development and forms the western boundary of Phase 1. The main street has been designed to have a strong and consistent character and will eventually be used as a bus route. It will have shared footway/ cyclepaths on both sides and has been designed as a formal tree-lined street. Along the main street two and three storey dwellings will establish a formal rhythm comprising short terraces and semi-detached dwellings with a consistent contemporary style and use of materials. Boundary treatments will be low walls with railings. It is considered that the Main Street character area is in accordance with the masterplan and design code and will provide a high quality environment that will greatly enhance the existing character and appearance of this part of the site.



SANG Edge Character Area



9.5 The SANG edge character area forms the north eastern boundary of the Phase and forms a sensitive edge between the residential part of the site and the large open spaces of the SANG and central area open space together with the larger buildings forming the care home and community centre. The SANG edge character area is designed to create an informal “forest” character at the edge of the built development where careful planting will soften the transition between the large open spaces and the built development. Dwellings will be largely two storey rising to three storey where a more prominent built form is needed on corner plots or to give interest and variety to the street scene. This character area also includes a three storey apartment block in the south west corner fronting onto an area of public open space close to Old Wokingham Road. In this area boundary treatments will include hedges, fences, railings and low walls. It is considered that the SANG character area is in accordance with the masterplan and design code and will provide a high quality environment that will greatly enhance the existing character and appearance of this part of the site.

Old Wokingham Road Frontage Character Area



9.6 The western boundary of Phase 1 comprises the Old Wokingham Road Frontage character area. This is probably the most sensitive frontage as it is the only part of this Phase that borders existing residential areas of Crowthorne, and it is this area that is the subject of the representations received. In accordance with the approved design code this character area has a contemporary design and consists of two and three storey houses, generally semi-detached or in short terraces with a simple materials palette designed to complement existing properties along Old Wokingham Road. The dominant material will be red brick which enables a visual connection between the existing street scene and materials palette of Crowthorne and the new, more contemporary architectural style of the proposed development. As such it is considered appropriate within this context.

9.7 The houses all face towards Old Wokingham Road from which they are separated by a gap of approximately 16m consisting of a 10m wide woodland buffer, a proposed shared footway/ cyclepath and a short front garden. Following the receipt of the objections which are largely concerned about the loss of the tree screen and proximity of the houses to Old Wokingham Road, the applicant was asked to clarify its intentions for this frontage. It has responded that it is intended to keep this woodland buffer which includes trees ranging between 10-15m high. This will retain an element of screening of the new development from Old Wokingham Road, and thus keep its semi-rural character. However in order to ensure that the new houses have a good outlook and are not unduly overshadowed by the existing vegetation it is intended to carry out some thinning and replanting along this margin.

9.8 It is acknowledged that the retention of vegetation along this frontage will generate some summer shade. The existing situation is that the vegetation belt appears thick and in places as a solid screen with an evergreen content resulting from the pine and conifer hedges inside the site fence and some holly and gorse/broom and rhododendron on the outside. These evergreens inside the fence line are proposed to be removed which will leave the tree line as a thinner screen with less shading. The holly, broom, rhododendron and gorse would also be managed as part of the thinning to reduce fire risk. Many of the existing trees on the outer (Old Wokingham Road) edge of the site are deciduous and have grown up with elongated trunks and not much side growth. The screening provided at the higher levels of the canopy is therefore very thin. New planting within the buffer will in time provide some new infilling of gaps left by the proposed thinning but with the relative width of the tree line this is not going to provide a solid wall of vegetation.

9.9 It is therefore intended that the buildings will be visible through the buffer zone and revealed through the landscape as envisaged in the design code. It is considered that occasional thinning and gaps in the trees to allow sunlight through would not be inconsistent with the agreed landscape strategy, and would provide some screening along Old Wokingham Road preserving its character, while ensuring that the outlook from the new houses is not too dark and oppressive. The applicant is proposing to work with the Council's landscape and tree officers in the detailed site marking up of the proposed thinning works to ensure that an acceptable balance between screening the development from outside views and providing an attractive and pleasant environment for new residents. This is considered to be a sensible approach.

9.10 It is also acknowledged that the illustration in the submitted application that appears to have given rise to the concerns of the objectors (figure 3.21 in the Design and Access Statement) may be misleading as it has deliberately "faded out" the trees to show the new buildings which gives the impression that the buildings will be much closer to the road than they actually will be, and also hides the woodland screen. Further illustrations have now been provided (see figure above) with the existing trees not "faded out" which provide a better impression of what the street scene will look like, although it needs to be remembered that there will be some thinning of this as discussed above so the final street scene will not appear as dense as the existing screen, but will still provide adequate screening and retention of the road's semi-rural character.



Seasonal Green Streets character area

9.11 One of the important themes throughout the development set out in the design code is the provision of key vistas and links between green spaces through the concept of "Seasonal Green Streets" character area. These are intended to create straight links allowing visual connections to the SANG, neighbourhood glades and other green spaces. The green street will have a strong building frontage and a rich landscape character that reinforces this objective. Seasonal planting including an avenue of flowering cherry trees are proposed to help create a softer pedestrian friendly and green environment. In phase 1 the first of these Seasonal Green Streets is proposed linking the Main Street and the SANG edge character areas. It would include a mix of two and three bedroom mainly detached houses. It is considered that the Seasonal Green Streets" character area is in accordance with the masterplan and design code and will greatly enhance the existing character and appearance of this part of the site.



Secondary and Tertiary Streets character areas

9.12 The retention of the route of historic rides, in particular Hatch Ride has been a key influence over the design of this site. It is proposed that this will form a continuation of the existing Hatch Ride into this site, maintaining a straight alignment through the neighbourhood centre and continuing in a straight line across the main street as a Secondary Street with its own distinct character, crossing through Phase 1 from north west to south east before continuing as a pedestrian route into the SANG. This street would also form the main access to the primary school. This street would have a harder, more urban character than some of the other character areas with a more continuous built frontage creating a strong sense of enclosure. It would comprise mainly two and three storey houses with an apartment block on the corner with the main street. It is considered that the secondary street character area is in accordance with the masterplan and design code and will greatly enhance the existing character and appearance of this part of the site.

9.13 The final character area comprises the “Tertiary Street” character area. This area is found within the perimeter blocks created by the previous character areas, and also forms the north east boundary of phase 1, where the built form fronts onto the brook corridor. This character area is largely formed of two story houses in short terraces or semi-detached properties. The streets within this character area will be a mix of shared surfaces or local residential streets with kerbs and pavements. All the properties along the sensitive brook edge boundary front towards the brook with parking accessed via private drives to the rear. This will create a vehicle free frontage providing a pleasant pedestrian environment on this boundary. It is considered that the tertiary street character area is in accordance with the masterplan and design code and will greatly enhance the existing character and appearance of this part of the site.



9.14 All houses will have an area of hardstanding within the garden for refuse and recycling storage with provision of a side gate to provide access to the street on collection days. The apartments will be provided with a designated bin storage facility close to flat entrances. The development is designed so that a large refuse vehicle can manoeuvre through the street network. Bins will be located within a 25m carry distance of refuse vehicles, or where this is not possible bin collection points will be provided.

9.15 In conclusion on this section, the layout has been designed in accordance with the principles contained in the Masterplan and Design Code approved for the site, with buildings fronting roads and larger and taller buildings forming 'corner' or 'gateway' features. Space is provided for planting to enhance the street scene and to visually soften and break up large areas of parking. It is therefore considered that the proposals will deliver a high quality distinctive residential development that respects its context. Although there will inevitably be further tree loss along the Old Wokingham Road to enable the provision of safe access points and some thinning of vegetation to provide an acceptable level of light and amenity for the new residents, the application has respected the concept of retaining as far as practical existing screening along this street frontage and will supplement this with appropriate new planting.

Scale

9.16 The outline permission is for up to 1000 dwellings across the whole of this development site. The current application for Phase 1 is for 207 dwellings of mixed type and tenure and would result in a density of 37 dwellings per hectare which is considered reasonable and in accordance with the outline permission.

9.17 The houses on the site vary between two, 2.5 and three storeys in height which is in accordance with the approved parameter plans on the outline permission and the approved design code for the site. The areas of public open space are also in accordance with the approved Open Space of Public Value Scheme required by the s106 agreement and the agreed phasing required by condition 4 of the outline permission.

Landscaping

9.18 The layout provides space for soft landscaping with the houses set back to allow for front gardens large enough to accommodate tree and shrub planting. Each of the flat blocks has amenity space which can be landscaped and space is provided within the parking courts for tree and shrub planting to be undertaken.

Conclusions on impact on the character and appearance of the area

9.19 It is considered that this is a well-designed scheme which addresses the site's constraints and opportunities whilst achieving the quantity of development sought in the SALP. It is therefore concluded that the submitted details would be in sympathy with the character and appearance of the area and would accord with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

iii. IMPACT ON RESIDENTIAL AMENITY

9.20 The nearest dwellings to the application site are those on the west side of Old Wokingham Road with front to front distances to the nearest proposed houses in excess of 33m. Furthermore, as noted above the proposed houses would be set 16m back from the road behind a woodland buffer and footpath/cycleway.

9.21 Given these separation distances it is not considered that the proposed development will give rise to any unacceptable impacts on the living conditions of nearby dwellings in terms of loss of sunlight/daylight or privacy or overbearing impacts. The outlook from properties looking over the application site will change slightly due to the thinning of the existing woodland and the opening up of new accesses but this is not considered to result in any material harm to any neighbouring properties. In addition there will be increased traffic flows, but such impacts were taken into consideration as part of the original outline approval.

9.22 It is not considered that any existing external constraints such as traffic noise would result in an unacceptable impact on the living conditions of future residents and the layout has been designed to provide a good level of amenity within the site.

9.23 Overall it is not considered that the proposed development would result in any unacceptably adverse impacts on the amenities of nearby residents and/or the amenity of future occupiers and the application is therefore compliant with CSDPD Policy CS7 and saved BFBLP Policy EN20 of the BFBLP and the NPPF.

iv TRANSPORTATION CONSIDERATIONS

Access

9.24 This development parcel is accessed via two of the main access points to the development, one known as access A which is located to the southern side of the development and adjoins Old Wokingham Road, the other is known as Access B which is also on Old Wokingham Road and forms the main spine road that runs through the site to Nine Mile Ride. These junctions have been previously designed as part of the outline application and were deemed acceptable in highway terms.

9.25 Access A will serve around 25 units and the SANG car park and a future care home. The scale of development proposed off this access is acceptable given the nature of the access and level of traffic expected with the scale of the proposal. The road itself is 5.5m wide and has a footway on the northern side and a footway/cycleway on the southern side which runs through the wider development. The road also has a turning head at the end which is suitable for the refuse and delivery vehicles to turn in. The road serves two private parking courts, one at either end of the road. Pedestrian access, via a footway adjacent to the turning head, is provided to connect this road into the wider residential area and this will aid walking trips around the development.

9.26 Access B will provide access to dwellings within Phase 1 on the main spine road and via secondary roads off this to the remainder of the Phase 1 parcel other than those served by Access A referred to above. In addition it will serve the primary school and community centre as well as other residential parcels to be developed later.

9.27 The main roads through the site are designed to be at least 6m wide to allow for the scale of development and the need for a bus to serve the wider area of the school and community centre. The other secondary road serving housing is 5.5m wide. A footway/cycleway is proposed on both sides of the main spine road and on the southern side of the secondary road serving the school site. This will provide continuous cycle access points to public buildings on the site.

9.28 In relation to the main street, to ensure a balance of ease of movement against conflict for non car modes it is important to limit the number of accesses so that junctions on both sides of the road do not heighten the potential for conflict. In that regard the layout has been amended following advice from the Highway Officer to reduce the number of accesses onto the main street.

9.29 The design of access points on the spine road and the secondary road all comply with required standards for the scale of development they serve. Visibility is also acceptable subject to the location of trees along the route of the spine road. Raised tables and differing materials are being proposed along the main roads to control vehicle speeds. This is considered acceptable.

9.30 The roads that adjoin these roads are generally 4.8m wide and have some form of service margin to the side. Access to parking courts is generally 4.1m wide. Following a number of amendments the Highway officer has confirmed that the layout and alignment of these roads is acceptable.

Parking

9.31 Parking has been provided in numerous ways across the site, from on plot parking and the use of garages and car ports to open spaces within parking courts. Visitor parking has also been included and where possible this has been designed into the street scene. It is considered that the visitor parking is well spread across the development. A total of 486 parking spaces are proposed, including 433 allocated to individual dwellings and 53 visitor spaces. In terms of the total number of garages and other parking spaces, parking is being provided above the Council's standards. However in some cases a garage is being provided to the Council's previous garage size standards and therefore has not been counted. The applicant has confirmed that there would be 31 policy compliant garages; 49 non-compliant garages measuring 3 x 6m internally not counted towards the parking allocation; and 38 Carports, 3 x 6m internally with no garage doors, under FOG units. Following a number of amendments the Highway officer has confirmed that he is content that sufficient parking in accordance with standards is provided and that the proposals are acceptable subject to a condition restricting doors being placed on the car ports.

Traffic Impact

9.32 The Impact of the proposal has already been considered at the outline application stage. In order to mitigate this impact a number of off-site highway improvements are required:

- i. Improvements to the Old Wokingham Road/ Nine Mile Ride roundabout junction;
- ii. Improvements to the Old Wokingham Road/ Bracknell Road junction;
- iii. A new footway / cycleway adjacent to Old Wokingham Road between the site boundary and Bracknell Road;

- iv. Improvements to the Nine Mile Ride/ A3095 junction (Golden Retriever); and
- v. a toucan crossing of Nine Mile.

Overall it is considered that with the above mitigation the proposal would not have a detrimental impact on the operation of the local road network.

Conclusion on highway matters

9.33 The application has been amended to address concerns raised by the Highway Officer. Conditional approval is therefore recommended.

v BIODIVERSITY

9.34 Within phase 1 of the development the most important areas for biodiversity are the central public open space, the Brook corridor and biodiversity enhancements throughout the development area. The Council's Biodiversity Officer has commented that a number of points need to be addressed to ensure the effective protection and enhancement of biodiversity:

- Removal of non-native species close to the Brook
- Reduction in the number and type of public access areas to the waters edge along the Brook
- Clarification on outfalls into the Brook corridor
- Clarification on points in the Landscape and Habitat Management Plan
- Provide animal passage under the Brook crossings.

9.35 The applicant has submitted amendments to the proposals in response to these comments which are presently being considered by the Biodiversity Officer and an update will be provided in the Supplementary Report.

vi IMPACT ON SPA

9.36 Reserved matters approvals are required to be assessed under Article 6(3) of the Habitats Directive and Regulation 48 of the Habitats Regulations.

9.37 Taking into account the mitigation and avoidance measures provided within the Section 106 Agreement, the development proposed by this reserved matters application is unlikely to have a significant effect on the SPA on its own. In addition as there is not likely to be any negative impact there is no risk the application will have a significant impact in-combination with other plans or projects.

vii INFRASTRUCTURE

9.38 This is a reserved matters application pursuant to an outline planning permission granted before CIL was introduced in the Borough. The development is not, therefore, CIL liable. The s106 agreement, associated with the outline planning permission secured in kind infrastructure and services, and contributions to off-site provision for up to 1000 dwellings and commercial development on the site including:-

- a primary school
- a community centre
- active and passive open space
- SANG
- affordable housing
- transportation improvements including improvements to the Old Wokingham Road/ Nine Mile Ride roundabout junction; improvements to the Old Wokingham Road/ Bracknell Road junction; a new footway / cycleway adjacent to Old Wokingham Road

between the site boundary and Bracknell Road; improvements to the Nine Mile Ride/A3095 junction (Golden Retriever) and a toucan crossing of Nine Mile Ride.

viii DRAINAGE

9.39 The outline application includes a condition requiring the approval of a surface water drainage strategy and details of how surface water would be disposed of using sustainable drainage systems. Although these details can be dealt with through a conditions discharge application a consideration of drainage matters has informed the development of the layout. Further details are required which can be submitted as part of a conditions discharge application.

ix AFFORDABLE HOUSING

9.40 The s106 agreement, associated with the outline planning permission secured the provision of affordable housing units as part of the housing mix for this development. This requires that at least 10% of dwellings across the whole site are affordable. In addition the s106 agreement secured a sum of £6,500,000 for the provision of Affordable Housing in the Council's administrative area. The applicant has already paid the above contribution, and is proposing 21 affordable dwellings within Phase 1 (10.15%) in accordance with the obligations set out in the s106 agreement.

x ENVIRONMENTAL IMPACT ASSESSMENT

9.41 An Environmental Statement (ES) was submitted in conjunction with outline planning application 13/00575/OUT. The current reserved matters application is in accordance with the approved parameter plans and will not result in the maximum number of dwellings permitted under the outline planning permission (1000) being exceeded.

9.42 It is not considered that the Phase 1 development proposed in the current application would give rise to any new or materially different significant environmental effects, nor would it affect the conclusions of the ES undertaken for the outline permission. Taking these matters into account it is not considered that the development detail the subject of this application will result in an impact which has not been assessed by the original EIA which remains valid and up to date.

10. APPROVAL OF PRE-COMMENCEMENT CONDITIONS IMPOSED ON PLANNING PERMISSION 13/00575/OUT.

10.1 As noted in paragraph 5.1 this application also seeks approval of a number of details required by conditions on the outline permission with respect to Phase 1 of the development. These include condition 9 (landscape details); condition 10 (landscape management plan); condition 11 (tree retention/removal); condition 12 (tree protection plan). The details submitted with this reserved matters application are considered to satisfy these conditions.

11. CONCLUSIONS

11.1 This reserved matters application accords with the approved TRL Masterplan and Design Code, and Policy SA4 of the SALP; the dwellings provided will make a contribution to the Council's 5 year housing land supply. The proposed details are considered to be acceptable in terms of the impact of the proposed development on the character and appearance of the area, and the living conditions of nearby residents and of future residents of the dwellings. Parking to meet the Council's standards is provided as part of the scheme and the access arrangements are acceptable. The impact of the development on

infrastructure, local services and the SPA is mitigated by obligations secured in association with the outline planning permission.

11.2 The application is therefore recommended for approval.

12 RECOMMENDATION

(A) That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following plans:-

[schedule to be provided when final drawing list is known]

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

02. There shall be no restrictions on the use of the car parking spaces shown on the approved plan as visitor parking for the occupiers of, or visitors to, any of the dwellings hereby permitted.

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

[Relevant Plans and Policies: BFBLP M9]

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

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

[Relevant Policy: BFBLP M9]

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

REASON: In the interests of the character of the area, biodiversity and public safety.

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

05. No additional window(s) shall be inserted into the rear elevation of plots 15, 17 and 128 hereby permitted.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

(B) That the details submitted in respect of the partial discharge of conditions 9 (landscape details); condition 10 (landscape management plan); condition 11 (tree retention/removal); condition 12 (tree protection plan) be **APPROVED**.

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.

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ITEM NO: 8

Application No.
17/00126/COND

Site Address:

Ward:
Crowthorne

Date Registered:
22 June 2017

Target Decision Date:
17 August 2017

**Land At Former TRL Site Nine Mile Ride Crowthorne
Berkshire RG40 3GA**

Proposal: **Details pursuant to condition 11 (tree survey) of planning permission 13/00575/OUT.**

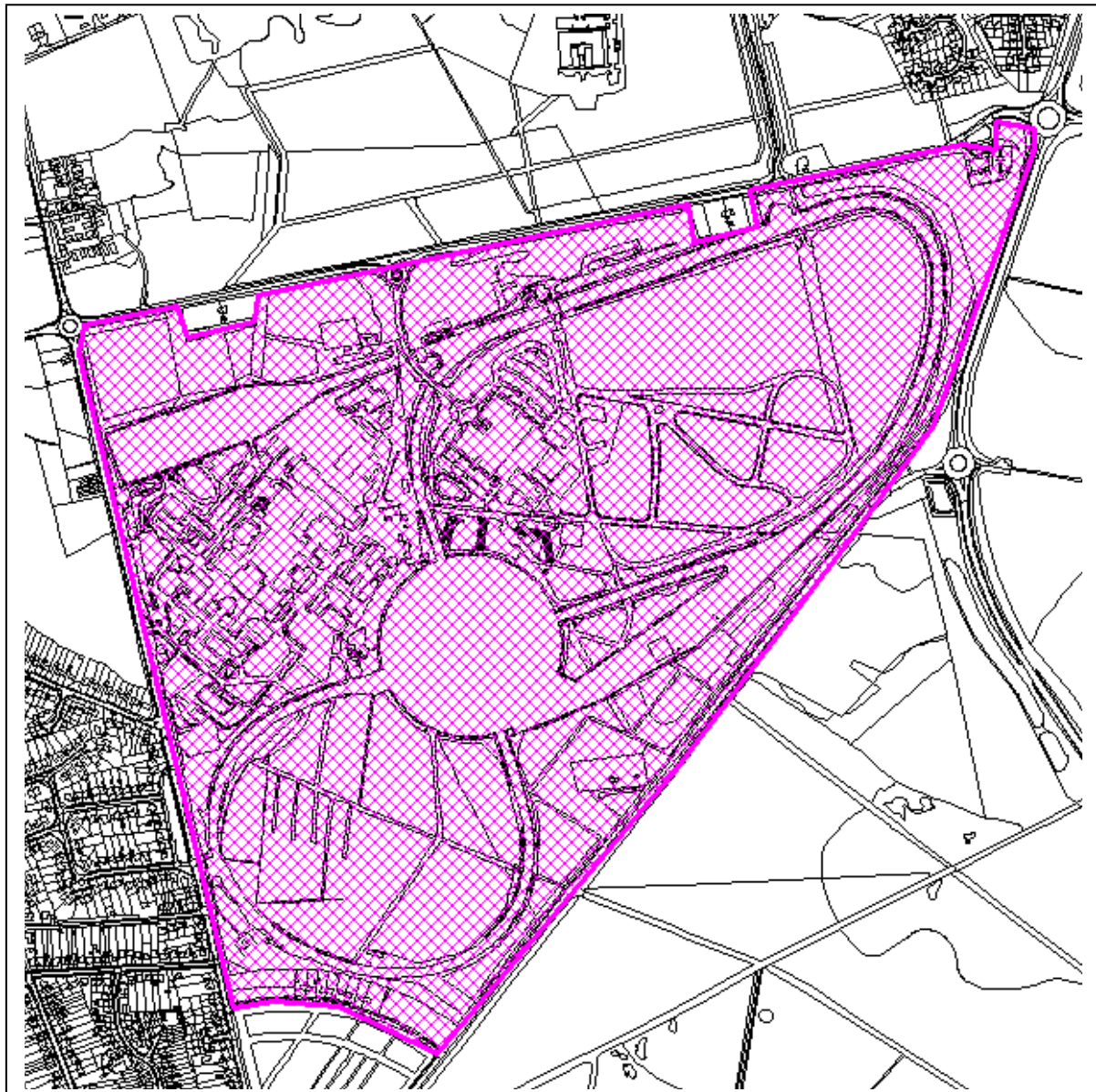
Applicant: Legal and General Homes Communities (Crowthorne) Ltd

Agent: Quod

Case Officer: Trevor Yerworth, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 This application seeks approval of details submitted pursuant to condition 11 (tree retention/ removal) of outline planning permission 13/00575/OUT in respect of an area in the north west corner of the former TRL site. The proposal is for the removal of trees to facilitate the laying of a new foul drain required for the redevelopment of the former TRL site.

1.2 The proposed route of the foul drain would be less disruptive to the root zones of the existing (predominantly Oak trees) on the edge of the road than the alternative option of laying the drain within the public highway of Old Wokingham Road. It would also reduce the extent and duration of works within the highway, reducing the potential disruption to local traffic. It is considered that these are sound reasons for the removal of the proposed trees to facilitate the foul drain and approval is therefore recommended.

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 as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within Defined Settlement (extended settlement boundary)
Identified for major mixed use development in SALP (Policy SA5)

3.1 The application site is part of the former Transport Research Laboratory (TRL) which has planning permission for the comprehensive redevelopment of the site (see Section 4 below). It was previously included within the Site Allocations Local Plan which was formally adopted in July 2013. Specifically, the site for the proposed tree removal is located within the area of woodland in the north western corner of the site, located close to the roundabout junction between Old Wokingham Road and Nine Mile Ride.

4. RELEVANT SITE HISTORY

4.1 Relevant site history can be summarised as follows:

Application 13/00575/OUT - Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking – APPROVED 13.01.2015

Application 17/00355/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the infrastructure phase pursuant to outline planning permission 13/00575/OUT – Pending Consideration at the time of writing the report.

Application 17/00401/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT – report elsewhere on this agenda.

5. THE PROPOSAL

5.1 Details have been submitted pursuant to condition 11 (tree retention/ removal) of planning permission 13/00575/OUT). Condition 11 states: "No Phase or Sub Phase of the development shall be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- a) a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Design, Demolition and Construction, Recommendations' (or any subsequent revision), identifying the positions of all existing trees over 75mm diameter at 1.5m (unless in woodland when over 150mm diameter) to be retained (including their crown spreads) together with any retained hedgerows or shrubbery on the land to be retained in that phase;
- b) Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site; and
- c) Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site

In this condition "retained tree" means an existing tree which is to be retained in accordance with the survey referred to in paragraph (a) above.

If any retained tree is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

5.2 The submitted tree removal plan indicates existing trees which it is proposed to remove to facilitate the laying of a new foul drainage run which is required for the development of the former TRL site, in accordance with the outline planning permission.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 comments awaited.

Other representations

6.2 18 letters of objection have been received in respect of the proposals. The reasons for objection can be summarised as follows:

- loss of even more trees along the Old Wokingham Road in order to put in drainage will erode the boundary between the new buildings and the road. On such a large site surely it would be possible to find space within the site, thus keeping to the wording and ideals of the Design and Access statement.

- Old Wokingham Road is currently a leafy road and further loss of trees will change the character of the street scene and the continuity of the forest landscape between the two settlements.
- The reference to a possible cycle path is quite spurious as the foundations for a cycle path would be much less deep than for a main drain, and will therefore cause far less disturbance to tree roots.
- BFC requested that Bewley retained a 40 metre tree boundary on the development on the opposite side of the Old Wokingham Road to act as a screen to the new development. It would appear to be applying double standards if BFC now agree to further loss of trees on their side of the road and don't give similar consideration to this development.
- Good idea not to dig up Old Wokingham Road - this might protect the very flaky SSE Water main from further bursts.
- Very concerned with what is left of the "separation" between Wokingham, Crowthorne and Bracknell - would appear to be just a few oak trees on OWR (NW of the site.)
- Appreciate that the trees need to be removed for the cycle path, but no details are provided of planting, soft landscaping etc. which would go some way to re-assuring residents that developer is not hellbent on total tree destruction.
- Would also point out that BFC refused permission for a cycle path on the West side of OWR (Bewley Homes site) on the grounds that this would be detrimental to the character of the area. Respectfully suggest same objection - detrimental to landscape character - applies here.

7. SUMMARY OF CONSULTATION RESPONSES

Parks and Countryside Officer

Supports proposal based on the conditions on site, the reduction in traffic management and disruption required in the highway, the scale of comparable tree removal elsewhere on the site and the opportunity to create a landscaped corridor for the foot/cyclepath already proposed in this area. Retention of broadleaved roadside trees is critical, and this proposal would create space for some new broadleaved tree planting.

As a foot/cyclepath is proposed in the same area it makes sense to construct the path on the foul sewer easement, set within a newly landscaped strip. There would be sufficient width here for the path to meander and the cleared edge to the pine plantation could be scalloped. Plantation trees are quite well spaced here, so the effect of removing the outer 2 or 3 lines of trees on the overall appearance will be less than in other more densely planted plantations on the site – both in terms of the visual appearance of the tree crowns and the risk of wind-blow.

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 policies EN1 and EN20 of BFBLP.	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).	

9. PLANNING CONSIDERATIONS

9.1 The key issue for consideration is the impact on the character and appearance of the area.

9.2 This application proposes the removal of a line of trees to facilitate the laying of a new foul drainage run required for the redevelopment of the former TRL site. It was previously intended to lay the drain within the public highway of Old Wokingham Road. However, the applicant's landscape consultant considered that the route which is now proposed would be less disruptive to the root zones of the existing trees on the edge of the road which are predominantly oak. It would also reduce the extent and duration of works within the highway, reducing the potential disruption to local traffic.

9.3 The proposed alignment sits within an existing gap in the trees on the inside of the old TRL security fence. A number of existing trees (predominantly semi/mature Scots Pine) would be removed to allow the excavation of the drain run. The route will require an easement to secure future maintenance access to an area of approximately 3 metres wide on either side of the drain (effectively an area with no existing tree trunks or tree planting of around 6.5m). This coincides with the route and dimensions of the strategic cycleway that is already proposed in this area of the site so it would not act as a further constraint on the landscape proposals that will come forward in a future reserved matters application for this area.

9.4 The proposals have been discussed on site with the Council's Parks and Countryside Officer and the precise alignment of the easement land has been adjusted in response to his comments. The trees that are affected by the proposal have been located on site and, the root protection areas (RPAs) have been established in accordance with BS5837. The corresponding RPAs for the oak trees existing outside of the fence line have been assessed as 4.8 - 5.5m. As the line varies with the trees along the length of the boundary, it is considered that a 4m off-set from the fence would be a reasonable average line for the oaks' RPAs.

9.5 There is a single oak tree on the southern corner of the drainage run which is shown to be removed. As the work progresses the applicant will explore the scope to retain this tree if possible, although this will be determined by the extent of root growth and the essential future earthworks.

9.6 While the concerns of the objectors in respect of the loss of further trees is noted, the provision of a foul drain is part of the essential infrastructure to enable this important housing development to be delivered. It is considered that the proposed route has a number of advantages over the alternative of running it along the public highway. Firstly it is considered that it would reduce the impact on the existing predominantly Oak trees on the road frontage which form the most immediate roadside tree cover and are considered to be of greater importance in the street scene and overall character of the area than those further into the site proposed for removal.

9.7 The small number of trees affected are part of a pine plantation within the Former TRL site boundary which as with much of the other tree cover on the TRL site was planted essentially as a timber crop. These plantations need management to improve their amenity and biodiversity value, and long term condition. The proposals tie in directly with this positive management approach.

9.8 A second major benefit of the proposed routing would be a reduction in the impact on users of Old Wokingham Road by shortening the period of major roadworks and corresponding inconvenience for the road users and local residents.

9.9 Thirdly as the proposed foul sewer route would coincide with a foot/cyclepath is proposed in the same area, it makes sense to construct the path on the foul sewer easement, set within a newly landscaped strip. There would be sufficient width here for the path to meander and the cleared edge to the pine plantation could be scalloped to make this an attractive route. Plantation trees are quite well spaced here, so the effect of removing the outer 2 or 3 lines of trees on the overall appearance will be less than in other more densely planted plantations on the site, both in terms of the visual appearance of the tree crowns and the risk of wind-blow.

9.10 It is therefore not considered that the proposal would result in an adverse impact on the character and appearance of the area. The development would therefore not be contrary to CSDPD Policy CS7, or BFBLP 'Saved' Policies EN1 or EN20 or the NPPF.

10. CONCLUSIONS

9.11 It is considered that the proposed route of the foul drain would have a number of significant advantages over the alternative route of running it along the public road, including a reduction in the period of major roadworks on Old Wokingham Road and the corresponding disruption this would involve, and the opportunity to create a landscaped corridor for the foot/cyclepath already proposed in this area. Retention of the broadleaved roadside trees is critical, and this proposal would create space for some new broadleaved tree planting.

9.12 As such the proposal would not be contrary to CSDPD Policies CS7, BFBLP 'Saved' Policies EN1 or EN20 or the NPPF.

11. RECOMMENDATION

11. The submitted details in respect of condition 11 of application 13/00525/OUT are APPROVED.

ITEM NO: 9

Application No.

17/00572/T

Site Address:

Ward:

Crowthorne

Date Registered:

14 June 2017

Target Decision Date:

9 August 2017

**Land At Former TRL Site Crowthorne House Nine
Mile Ride Wokingham Berkshire RG40 3GA**

Proposal:

Erection of a temporary sales and marketing suite with associated car parking.

Applicant:

Legal and General Property Partners (Crowthorne) Ltd

Agent:

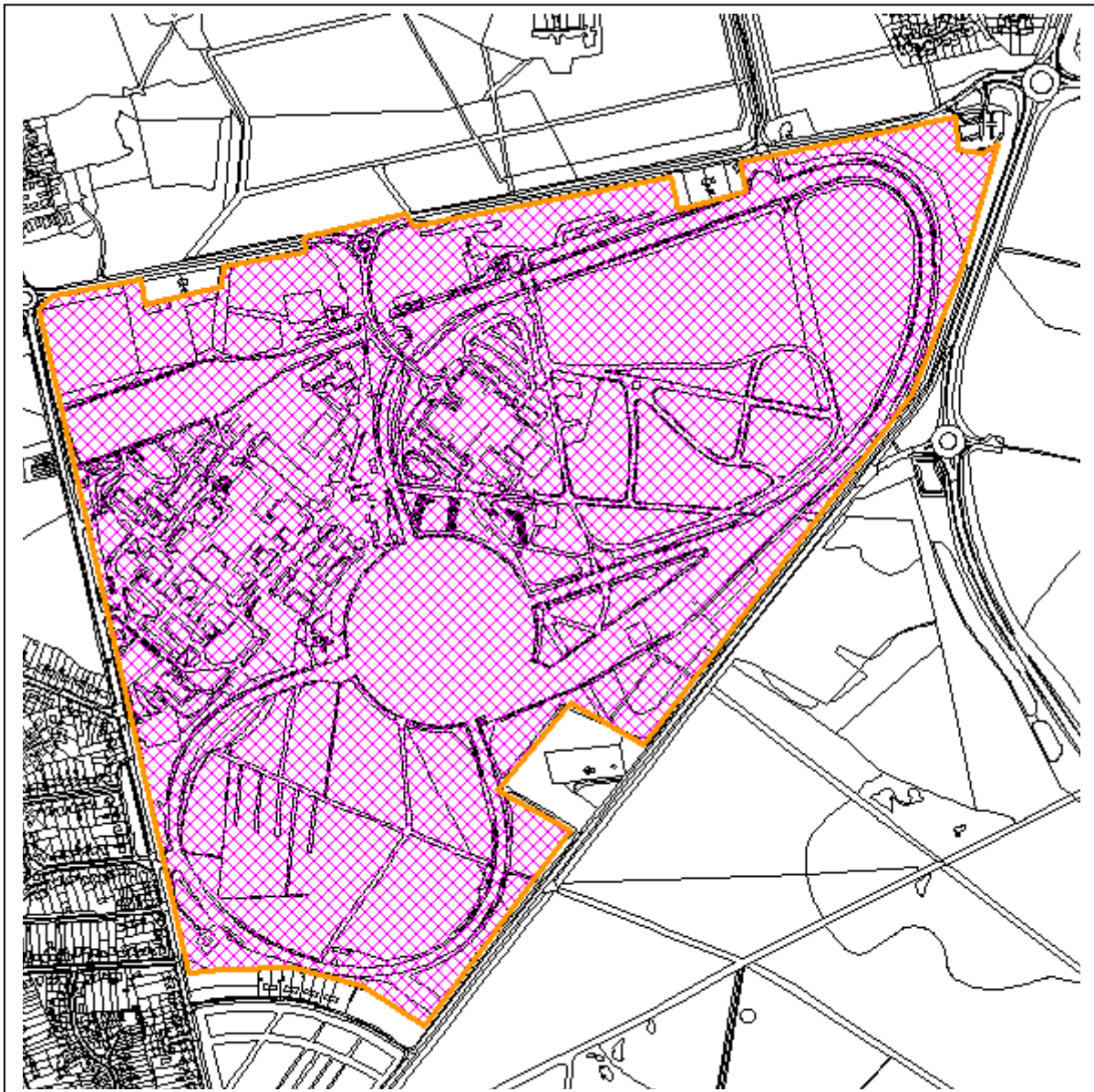
Mr Richard Hesketh

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 erection of a temporary building to provide a sales and marketing suite and car park in association with the residential redevelopment of the site. Temporary planning permission is sought for a period of five years.

1.2 The proposal relates to a site allocated for redevelopment that is within the extended settlement boundary. The temporary sales and marketing suite 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 or the amenity of adjoining occupiers.

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 as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement (extended settlement boundary)
--

3.1 The application site is part of the former Transport Research Laboratory (TRL) which has planning permission for the comprehensive redevelopment of the site (see Section 4 below). It was previously included within the Site Allocations Local Plan which was formally adopted in July 2013. Specifically, the site for the proposed development is located towards the western boundary of the site, located close to the western site access off Old Wokingham Road.

4. RELEVANT SITE HISTORY

4.1 Relevant site history can be summarised as follows:

Application 13/00575/OUT - Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking – APPROVED 2014

Application 17/00355/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the infrastructure phase pursuant to outline planning permission 13/00575/OUT – Pending Consideration at the time of writing the report.

Application 17/00401/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT – Pending Decision at the time of writing the report.

Application 17/00578/A - Display of 6 no. illuminated & 5 no. non illuminated board signs, 18 no. non illuminated hoarding panels, 18 no. flags/flagposts, 10 no. non illuminated fascia signs – Pending Consideration at the time of writing the report.

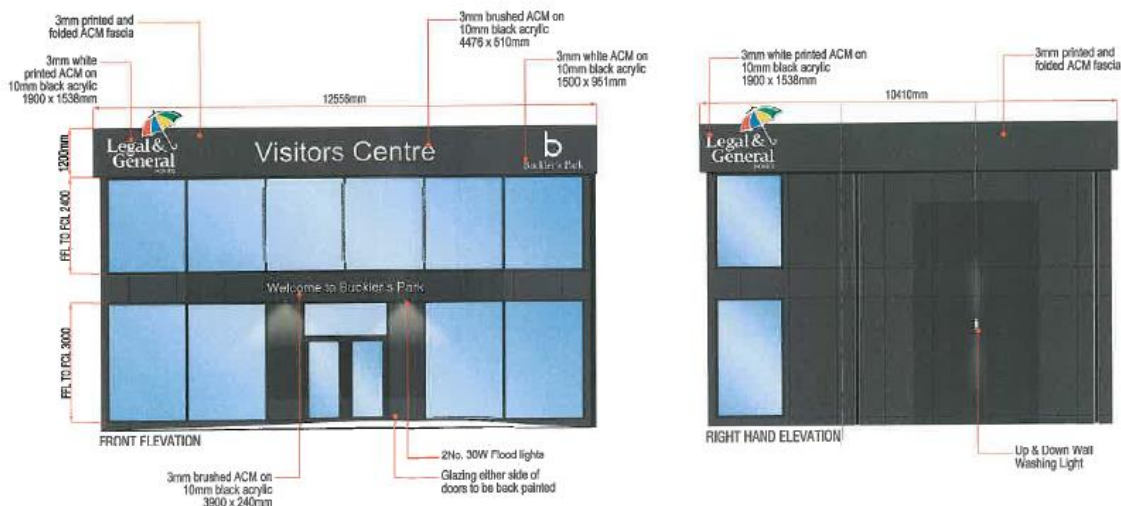
5. THE PROPOSAL

5.1 The proposed development is for the erection of a sales and marketing suite and a car park in association with the redevelopment of the TRL site. The application is for a temporary period of five years.

5.2 The marketing suite would be a two storey building with a height of 7.57m, a width of 12.2m and a depth of 10.05m. It would include public areas such as desks, seating areas and a model of the development at ground floor level along with staff kitchen and WC areas. Further public areas including a viewing area would be included at first floor level along with an office.

5.3 The building would be located to the north east of two show homes which are shown located close to the new site access with Old Wokingham Road that has previously been approved. This access would serve the suite and show homes. The car park would be located to the north east of the marketing suite providing eight spaces including two disabled bays.

5.4 The suite would have a flat roof design and would be constructed primarily from aluminium composite fascia panels with a predominantly glazed front elevation.



5.5 The building would also include illuminated fascia signage, and these are assessed under application 17/00578/A.

5.6 The sales and marketing suite would be open to the public from 10.00 hours until 17.30 hours.

6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Recommend approval.

Other representations

6.2 Seventeen letters of objection have been received in respect of the proposals. The reasons for objection can be summarised as follows:

- The building is out of character with other buildings in the area and will detract from the character of the area. It shares little in character with the new housing design and there is nothing in Crowthorne that looks remotely like this proposal.
- The building is too large and would not be sympathetic to the surrounding streetscene.
- Although application is for temporary planning permission, five years is for a significant period of time.
- Other buildings on site should be used, such as early completed dwellings or the local centre buildings.
- Development will take longer than five years, therefore building will be in position for longer.

[OFFICER COMMENT: The application is for temporary permission for five years and the Local Planning Authority has considered it as such.]

- Access to the site is opposite Hatch Ride and will also be affected by customers to the nearby Chinese restaurant. Would be more sensible to use the old TRL access.

[OFFICER COMMENT: Access is not part of the application and this already has consent.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No internal consultations were required.

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 policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
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 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 The site 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), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The marketing suite would result in an additional building that would be a visible feature in the streetscene. In terms of its height and bulk the building would not be significantly larger than the adjacent show homes. It is acknowledged that a building with the design and materials proposed would not be in keeping with the character and appearance of the wider area once it has been developed, however the building is proposed to be sited in this location for a temporary period whilst the site is being developed.

9.4 It is not considered that the proposed building would be out of keeping with the character and appearance of a residential development that is under construction. Furthermore the building would be sited in this location for a temporary period of five years, therefore once the site has been built out and occupied it would be removed. The temporary period shall be secured by condition, and this would ensure that the building would not result in a permanent impact on the character and appearance of the area.

9.5 Concerns have been raised that the building would detract from the character of the area and that there is nothing similar in Crowthorne. Given that the area will be a construction site whilst the building is in situ, it is not considered that this is the case and the building would not be a visually prominent feature when viewed from outside the site. Although it would not be similar in appearance to the development or the wider Crowthorne area, it would not be a permanent building and it is considered that such a building would not appear out of keeping with a construction site. It should also be noted that the previous character of this site was of a mix of large scale commercial type buildings of various designs.

9.6 It is therefore not considered that the proposal would result in an adverse impact on the character and appearance of the area. The development would therefore not be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. Impact on residential amenity

9.7 The marketing suite would be visible from newly constructed dwellings to the rear, however the separation distances involved are similar to those between the dwellings that will eventually be constructed in this location and the dwellings to the rear. As such it is not considered that the building would result in an unacceptable loss of light, overbearing effect or loss of privacy to these properties. Furthermore the dwellings that have been approved in this location are yet to be constructed and in any case the temporary nature of the building will ensure that any impact will not be permanent.

9.8 It is therefore not considered that the development would result in a detrimental impact on residential amenity. It would therefore not be contrary to BFBLP 'Saved' Policy EN20 or the NPPF.

iv. Transport implications

9.9 The proposed development would utilise an access onto Old Wokingham Road that has previously been approved. Such an arrangement is considered acceptable. Eight parking spaces, including two disabled bays, would be provided adjacent to the building.

9.10 As the construction of the development progresses, it can be reasonably expected that potential customers would visit the site to view the development. As such it is not considered that a marketing suite would result in significant additional traffic to the site. The proposal would have the benefit of formalising visitor parking arrangements which reduces the likelihood of indiscriminate public parking at the site and this will be secured by condition.

9.11 For the reasons given above the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF and would not result in any unacceptable highway implications.

10. CONCLUSIONS

9.12 The proposed building would be for a temporary period only, which would be secured by condition. It is not considered that it would be out of keeping with the character of a construction site and the temporary nature of the proposal would ensure that it would not result in a permanent impact on the site once it has been completed and occupied as a residential settlement. It is not considered that the proposal would result in any significant residential amenity or highway safety impacts.

9.13 As such the proposal would not be contrary to CSDPD Policies CS7 and CS23, BFBLP 'Saved' Policies EN20 and M9 or the NPPF.

11. RECOMMENDATION

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

01. The building hereby permitted [together with all associated structures] shall be removed and the land restored to its former condition on or before 17 August 2022 in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority, and thereafter undertaken in accordance with the approved scheme.

REASON: To ensure that the development is carried out as approved by the Local Planning Authority in the interests of the visual amenities of the area.

02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 14.06.17:

172320-01-100

172320-01-101

172320-01-200

172320-02-100

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

03. The marketing suite shall not be used until vehicle parking spaces have been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times for as long as the marketing suite is retained on site.

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 Plans and Policies: BFBLP M9]

04. The marketing suite shall not be opened to the public until the vehicular and pedestrian accesses serving it have been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

05. The temporary sales and marketing suite hereby permitted shall not be open to customers outside 10:00 hours to 17:30 hours.

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

[Relevant Policies: BFBLP EN20]

Informative(s):

01. 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 subject to conditions, 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:
2. Approved Plan
 3. Parking
 4. Access
 5. Hours of opening

The applicant is advised that the following condition requires discharging prior to the expiration of the temporary planning permission:

1. Removal of building

ITEM NO: 10

Application No.
17/00505/FUL

Site Address:

Ward:
Harmans Water

Date Registered:
18 May 2017

Target Decision Date:
13 July 2017

**Iveagh Court Nightingale Crescent Bracknell
Berkshire**

Proposal:

Refurbishment of existing building comprising external wall insulation, new windows and cladding in a new colour scheme affecting all existing elevations and the erection of a new communal core connecting the two wings of the building.

Applicant:

Mr Adam Taplin

Agent:

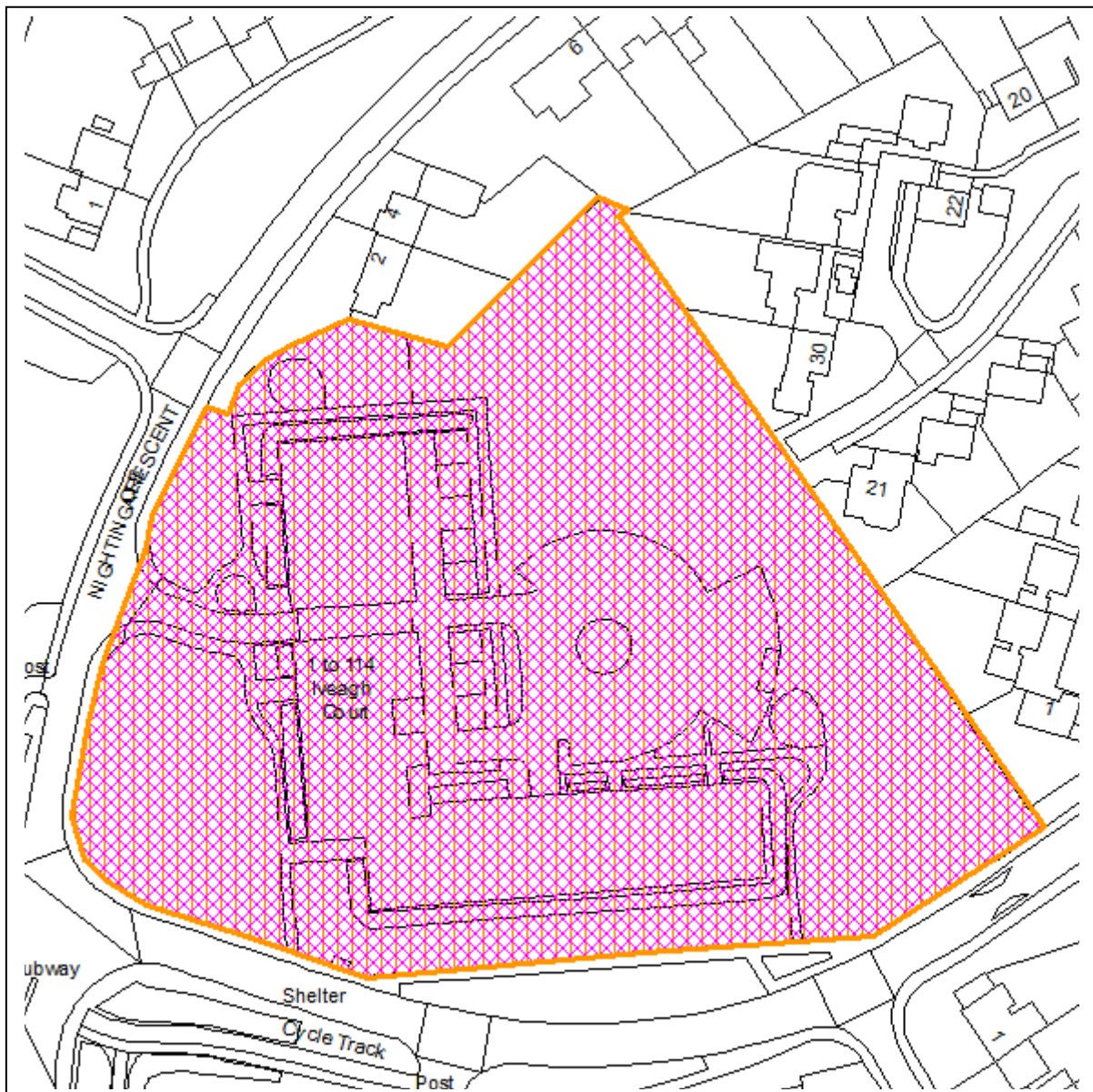
Mr Mark Bradbeer

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 site comprises an existing 5 storey high complex of 114 flats know as Iveagh Court situated approximately 1 mile south of Bracknell Town Centre. The site is owned by Bracknell Forest Homes who are looking to update and refurbish comprising a new colour scheme and external insulation in order to eliminate a number of structural defects affecting the building and improve its overall aesthetics. The proposal also includes a new communal core positioned to the rear which will control access whilst providing a weatherproof envelope to two wings of the building.

1.2 It is not considered that the proposal would adversely affect the residential amenities of neighbouring properties/occupiers of the building or character and appearance of the surrounding area. There are no over-riding highway safety implications. Relevant conditions will be imposed where considered necessary. The scheme is not CIL liable.

RECOMMENDATION

Grant planning permission subject to conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee at the request of Councilor Chris Turrell due to concerns over the impact that this proposal will have on the character of the area.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

3.1 The site comprises an existing 5 storey high complex of 114 flats know as Iveagh Court situated approximately 1 mile south of Bracknell Town Centre. The site is owned by Bracknell Forest Homes who are looking to update and refurbish the scheme in order to eliminate a number of structural defects affecting the building. The proposal also includes a new communal core which will control access whilst providing a weatherproof envelope to two wings of the building.

3.2 Iveagh Court was constructed in 1978 for The Guinness Trust and is a 5 storey L shaped building with undercroft car parking and 4 levels of flats above. The block comprises 114 flats which sits within a site of area 1.52 hectares.

3.3 The site has an abundance of trees, particularly around its boundaries with an open parking area in the centre of the site. The stepped façade design of the building creates visual interest and lowers the perception of mass, which would appear far greater if this was just a flat façade. The stepped design provides large balcony areas to each flat, both on the internal and external elevations.

3.4 Access to the flats is via 7 access cores, which are open and have no security control. Due to the undercroft car parking, access to the first habitable level is from an upper ground floor

level and access is via steps to each core. Once within the building, interconnecting walkways on the second floor level join the 2 wings of the building.

4. RELEVANT SITE HISTORY

4.1 There is no site history of relevance to this application.

5. THE PROPOSAL

5.1 The applicant proposes to refurbish the existing building comprising external wall insulation, new windows and cladding in a new colour scheme (affecting all existing elevations) and the erection of a new communal core to the rear of the building connecting the two wings of the building and other remedial works.

5.2 The key components are summarised as follows:

- External wall insulation to all elevations
- New balcony treatment, windows and doors
- New communal enclosure rear elevation of the building
- New communal entrance steps and improved access security
- Refurbishment of main roof
- New on site refuse strategy
- New undercroft cycle parking
- Other remedial structural works

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

6.1 Recommend refusal for the following reason:-

Proposed coloured facade is totally out of keeping with the mature area.

Other representations:

6.2 4no. objections have been received. The concerns raised have been summarised below:-

- The proposed external colour of the proposed cladding (blue) would be overly prominent and out of character to the area [*Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.*]
- Fire safety concerns with regards to the proposed cladding [*Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.*]
- concerned that the proposed refurbishment scheme would involve the removal of trees on the site that currently shield the development from the surrounding properties. [*Officer Comment: These concerns are addressed in section 9 – Tree and landscaping Implications*]

7. SUMMARY OF CONSULTATION RESPONSES

Environmental Health

Recommends conditional approval.

Transportation Officer
Recommends approval.

Waste and Recycling Officer
Recommends approval.

Urban Design 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/Cycle facilities	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
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Design SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
Bracknell Forest Community Infrastructure Levy Charging Schedule (2015)		

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. CIL

i. PRINCIPLE OF DEVELOPMENT

9.1 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.

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. This proposal does not result in any change to the existing number of residential units, only a refurbishment and extension of the existing building. Therefore, the principle of development on this site is acceptable.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.3 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.

9.4 The proposed External Wall Insulation (EWI) comprising rockwool finished with a weather and fire proof render finish and Trespa panelling (blue colour palette) to cover all the bricked elevations will enhance the aesthetics of the external appearance of the building as a whole. Presently the existing dark red brick dominates the elevations and the use of colour can be used to define the mass of the facades, introducing planes of colour and introducing vertical design details in contrast to the very horizontal existing elevations.

9.5 Trespa panelling will also enclose the opened sided elevations to the undercroft parking areas.

9.6 The existing brick balconies are to be removed and replaced with a lightweight equivalent – a combination of Trespa coloured composite panels and opaque glass balustrading. This will remove the existing poor restraint details and allow improved movement to the building, overcoming existing movement joint issues.

9.7 The existing residents entrance stepped access points are proposed to be replaced with open steel and glass staircase accesses and improved security to the building as a whole.

9.8 Existing windows are to be removed and replaced with new windows compliant with current building regulations.

9.9 The proposal also includes a new communal core positioned to the rear which will control access whilst providing a weatherproof envelope to two wings of the building.

9.10 It is considered that the proposed scheme to refurbish the existing building comprising a new colour scheme and external insulation in order to eliminate a number of structural defects affecting the building will enhance the appearance of the building as a whole and the new communal extension to the rear is also appropriate in scale and sympathetic to the building.

9.11 Whilst fire safety concerns are building control matters the applicant was able to confirm that all the materials proposed for the recladding of the building meet with all the current fire safety specifications and building control regulations.

9.12 Whilst the appearance of the building will be different it's not considered that this scheme would 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. 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. 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 residents of the development itself.

9.14 The applicant did undertake a resident consultation event which was held at Iveagh Court over two evenings in April 2017. The applicant confirms this event was well attended and gave the opportunity for the existing residents to be made aware of the forthcoming work and also provided the opportunity for them to comment upon the design proposals. A questionnaire was completed by each visitor to the consultation asking if they supported the work and design proposals. From this survey 93% of residents were in support of the works and proposals.

9.15 The proposed building does not give rise to any neighbouring residential amenity issues however it is recognised that the works will need to be sympathetically managed to avoid adversely impacting upon the existing resident's amenities. The Environmental Health Officer has recommended the inclusion of a condition controlling the hours of work during the refurbishment works.

9.16 To conclude it is considered that the proposed works, 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

9.17 The proposal will not result in any loss of trees or landscaped areas.

v. TRANSPORT/ACCESS IMPLICATIONS

9.18 This proposal is not considered to result in any adverse impacts upon the existing parking court of the building.

9.19 The scheme proposes to make provision for cycle parking by utilising an existing undercroft area of the building.

9.20 The proposal also seeks to consolidate the bin storage to the rear of the building and within the car park for easier collection which is supported by the Waste and Recycling Officer.

9.21 The Highway Officer has no objections to this proposal.

9.22 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.

x. CIL

9.23 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. The proposed development is not CIL liable.

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 existing occupiers, and would not adversely impact upon the character and appearance of the surrounding area.

10.3 No adverse highway safety implications will arise from this proposal.

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

10.5 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

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.

001-PL-8008 Location Plan – LPA received 18.05.17

052-PL-8008 Proposed Site Plan – LPA received 18.05.17

151-PL-8008 Proposed lower ground floor ga plans – LPA received 18.05.17

152-PL-8008 Proposed upper floor ga plans – LPA received 18.05.17

153-PL-8008 Proposed first floor ga plan – LPA received 18.05.17

154-PL-8008 Proposed second floor ga plan – LPA received 18.05.17

155-PL-8008 Proposed third floor ga plan – LPA received 18.05.17

156-PL-8008 Proposed roof ga plan – LPA received 18.05.17

157-PL-8008 Proposed central stair core ga plans lower and upper floor plans – LPA received 18.05.17

158-PL-8008 Proposed stair core elements – LPA received 18.05.17

159-PL-8008 Bin & cycle store location plans – LPA received 18.05.17

252-PL-8008 Proposed elevations elevations 1 & 2 – LPA received 18.05.17

253-PL-8008 Proposed elevations elevation 3 – LPA received 18.05.17

255-PL-8008 Proposed elevations elevations 5 & 6 – LPA received 18.05.17

Design Statement - LPA received 18.05.17

Materials Detail - LPA received 16.06.17

Material Samples - LPA received 05.07.17

Fire safety information 29 March 2017

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

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

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

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

04. 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 both the existing resident's and neighbouring resident's amenities.

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.

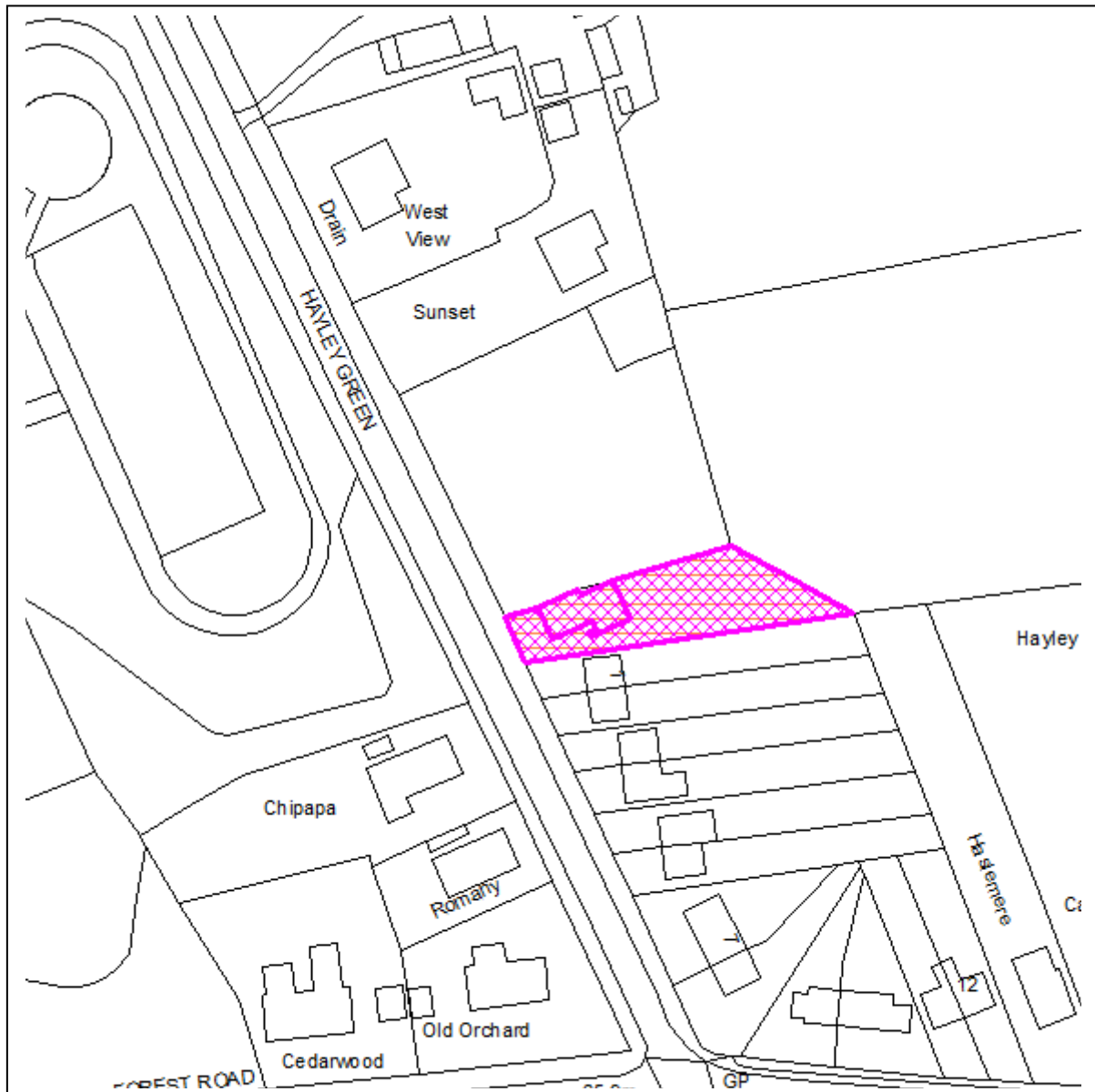
02. No details are required to be submitted in relation to the following conditions:

1, 2, and 3.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 4.

ITEM NO: 11			
Application No. 17/00563/FUL	Ward: Winkfield And Cranbourne	Date Registered: 19 June 2017	Target Decision Date: 14 August 2017
Site Address:	Flat Above Paws Nursery Hayley Green Warfield Bracknell Berkshire		
Proposal:	Erection of first floor conservatory.		
Applicant:	Augusta Fretwell		
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 first floor rear extension, providing a conservatory.
- 1.2 There would be no significant effect on the streetscene or the character of the surrounding area as a result of this development. The proposal would be in keeping with the host dwelling, and would not result in a negative impact on the occupiers of the neighbouring properties.

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, in accordance with the Council's constitution.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Northern Village Study Area Character Area Assessments
--

- 3.1 The existing building is formed of a children's nursery on the ground floor and a residential flat on the upper storey. The building is detached and located to the east of the highway. There is parking available to the front of the property, although the proposal does not alter the Parking Standards requirements. It is located within the extended settlement boundary, although the surrounding area is rural in character, especially to the north and east.

4. RELEVANT SITE HISTORY

- 4.1 The relevant planning history of the flat is summarised below:
 - 613963
Single storey side and rear extension forming enlarged shop and WC with roof terrace over, for use by existing first floor flat. Also new shopfront.
Approved 1988
[Officer note: The use of the flat roof section over the rear extension as a terrace was included in the description of proposed works. However, condition 4, attached to the above permission, prohibited the use of this flat roof as a balcony, terrace, garden space etc. A legal view point was sought on this disparity in 1993; the Council's Solicitor was of the opinion that condition 4 is void since it is totally at variance with the description of the development in the planning permission. In any event, the use of the terrace has occurred for more than 10 years, thereby making the beach of planning condition, if one has taken place, unenforceable.]
 - 621684
Change of use to nursery school
Approved 1996

5. THE PROPOSAL

- 5.1 The proposed conservatory would have a maximum depth of 5.5 metres and a width of 5 metres. It would have a maximum height of 3.4 metres, with an eaves height of 2.1 metres,

both measured from the surface of the existing terrace. The proposed structure would have a maximum height of 5.8 metres when measured from the adjacent ground level.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Warfield Parish Council commented on the application and raised no objection.

Other Representations:

6.2 7 Objection comments were received from 6 households in Hayley Green. The points raised are summarised below:

- Overlooking (including perceived overlooking, loss of privacy/invasion privacy);
- Not visually appealing;
- No safety rail to patio area

[Officer Note: The design of the proposal is considered in section 9(ii) of the following report, the impact on the residential amenities of the occupiers of the neighbouring properties is addressed in section 9(iii) of the following report. The safety rail, or lack of one, is not a planning matter (although it may be covered under building regulations).]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory or non-statutory consultations have been required.

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 and Design	'Saved' policy EN20 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Character Area Assessments Supplementary Planning Document 2010		
Design Supplementary Planning Document 2017		
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. Community Infrastructure Levy

i. Principle of Development

9.2 The application site 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 building and surrounding area, the residential amenities of neighbouring properties, etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

- 9.3 The application site is located just within Area B2 (Hayley Green) of the Northern Village Study Area Character Area Assessments SPD. This area is characterised by its linear development. Hayley Green has a clearly defined settlement boundary separating the development from the surrounding landscape; Flat 1 is located on the very edge of the settlement. There is a regular plot pattern however, due to the variation in dwelling types, this is not apparent. As the majority of the development would be to the rear of the site, the impact on the streetscene would be minimised. It is not considered that the proposed development would have a detrimental impact on the character area.
- 9.4 The proposed development would be partially visible from the highway, as there is no immediate neighbouring building to the north west. However, as most of the development would be to the rear of the existing building, the proposal would not be considered dominant in the streetscene.
- 9.5 There are examples of rear conservatories in the surrounding neighbourhood, as well as examples of two storey rear developments. However, it is acknowledged that this proposal would be the first conservatory at first floor level in the immediate area.
- 9.6 There would be a section of tiled roof between the proposed conservatory style roof and the existing roof. It has been confirmed in the submitted application form that the tiles to be used for this section would be similar in appearance to those used in the host building. Whilst the glazed roof over the proposed conservatory would not match in appearance the roof materials used in the host dwelling, this is acceptable for a conservatory. In addition, the section of full height wall and the dwarf wall would be constructed from facing brickwork also to be similar in appearance to those used in the existing dwelling. As such the proposed development would be considered in keeping with the host dwelling.
- 9.7 The Design SPD set out guidelines for acceptable schemes. The design of the proposed development includes a ridgeline which is lower than the ridgeline over the host building. The proposed extension would also not exceed the width of the existing building. As such the proposal would be considered subservient to the host building and in accordance with the Design SPD.
- 9.8 The proposed development would be at first floor and the pitch of the roof over the proposed extension would not match the pitch of the roof over the existing dwelling. This would be contrary to the guidelines set out in the Design SPD. However, there is an unusual roof design on the existing dwelling, with a part hipped and part gabled to the rear, this roof design is considered acceptable. In addition, the low pitch limits the bulk and impact of the development on the host dwelling, and is at a pitch that is commonly used for conservatories.
- 9.9 The proposal would therefore be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

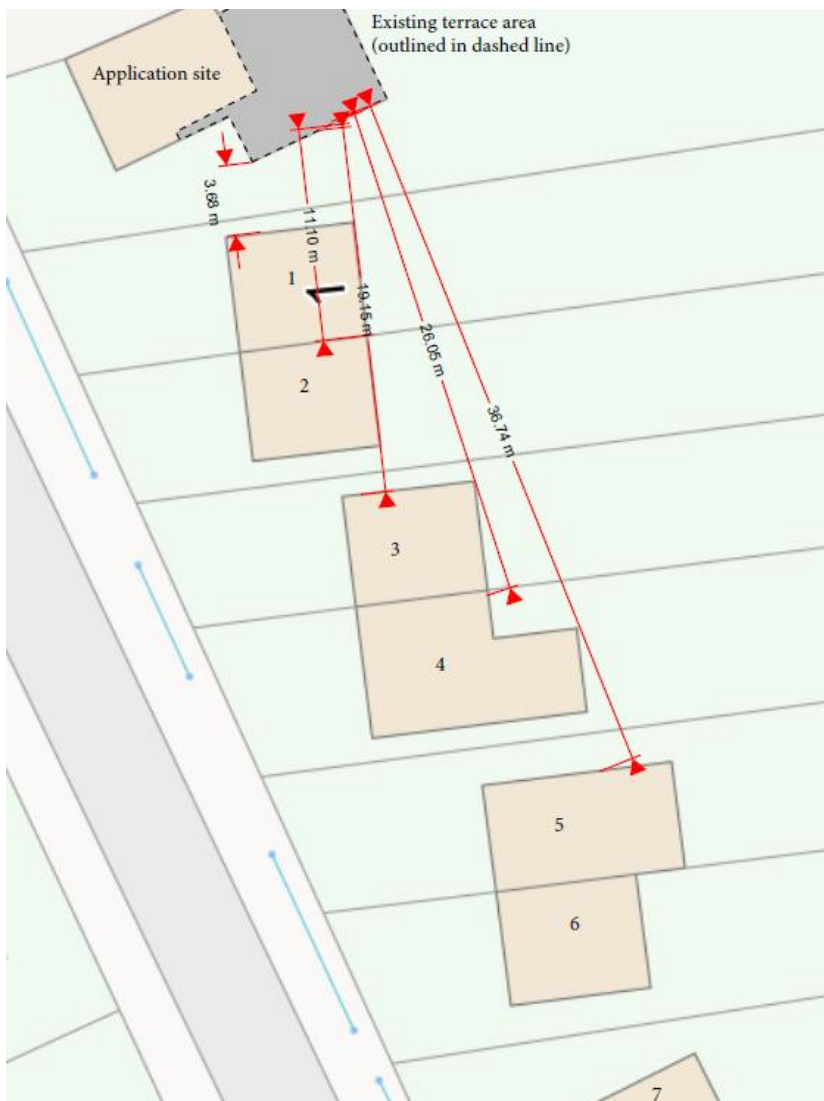
iii. Impact on Residential Amenity

- 9.10 The use of the flat roof section of the existing rear extension as a terrace for the use of the occupier(s) of the flat above Paws Nursery is considered lawful.
- 9.11 One point that has been raised is that the proposed conservatory could result in a more frequent use of the terrace area than at present as it would be covered and would not

therefore be restricted by the weather. This could result in an increase in the levels of overlooking throughout the year. However, it has been confirmed by the applicant that the terrace is used presently for a multitude of activities on a daily basis all the year round, including but not limited to, as a means of entering/exiting the maisonette via the patio doors and hanging out laundry, also a patio heater is used to enable the use of the terrace in colder weather. In addition, due to the modest size of the maisonette/flat, the terrace is used as additional space and is regularly accessed for the recycling crates and the two sheds which currently are used for storing items from the maisonette.

9.12 The proposed development would not alter the existing levels of overlooking. It is acknowledged that there is the potential for the increase in frequency of overlooking; however the difference would not be considered so significant as to warrant a refusal.

9.13 Similarly, it would not be reasonable to restrict the proposed side facing windows and doors on the southern elevation to be obscure glazed or non-openable, as the impact of the proposed development over and above the existing situation is not considered significant.



9.14 The above plan has been annotated to demonstrate the relationship between the application site and the neighbouring properties to the south, 1 to 7 Hayley Green. The annotated separation distances are from the existing roof terrace to the closest point of the neighbouring

properties. This is the existing, lawful, situation and would not be altered by the proposed development.

9.15 The distances have not been shown for numbers 6 and 7 Hayley Green as the most private amenity areas directly to the rear of these properties are screened by the existing extensions to the rear of the neighbouring property, number 5. Therefore the proposed conservatory to the rear of the flat above Paws Nursery would not have a negative impact on the occupiers of these two dwellings.

9.16 Due to the orientation of the application site in relation to these properties to the south, there would be no direct views from the proposed conservatory into any habitable room of these properties resulting in an undue level of overlooking.

9.17 The proposed conservatory would be sited 5.7 metres from the southern boundary of the application site. Due to this separation distance the proposal would not be considered to result in an overbearing or overshadowing impact on the residential amenities of the occupiers of the residential dwellings to the south of the site.

9.18 There are no direct neighbours to the east or west of the application site.

9.19 The neighbouring property to the north of the application site, Sunset, is sited 53 metres from the proposed development, at the closest point. Due to this significant separation distance it is not considered that the proposal would have a negative impact on the residential amenities of this property.

9.20 As such, the proposal would not be considered to affect the residential amenities of neighbouring properties and would be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

iv. Community Infrastructure Levy (CIL)

9.21 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 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 character and appearance of the host dwelling or surrounding area, nor would the development result in a negative impact on the residential amenity of the neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policy EN20 of the BFBLP, Policies CS2 and CS7 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, Received 19.06.2017

Existing and Proposed Floor Plans, Received 21.07.2017

Proposed Elevations, Received 21.07.2017

Proposed Elevations, Floor Plan, Roof Plan, 3D View and Details, Received 19.06.2017

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

3. The brickwork and roof tiles to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those of the existing dwelling, or 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.

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: 12

Application No.

17/00578/A

Site Address:

Ward:

Crowthorne

Date Registered:

14 June 2017

Target Decision Date:

9 August 2017

**Land At Former TRL Site Crowthorne House Nine
Mile Ride Wokingham Berkshire RG40 3GA**

Proposal:

Display of 3 no. illuminated & 5 no. non illuminated board signs, 18 no. non illuminated hoarding panels, 7 no. flags/flagposts, 10 no. illuminated and non illuminated fascia signs.

Applicant:

Legal and General Property Partners (Crowthorne) Ltd

Agent:

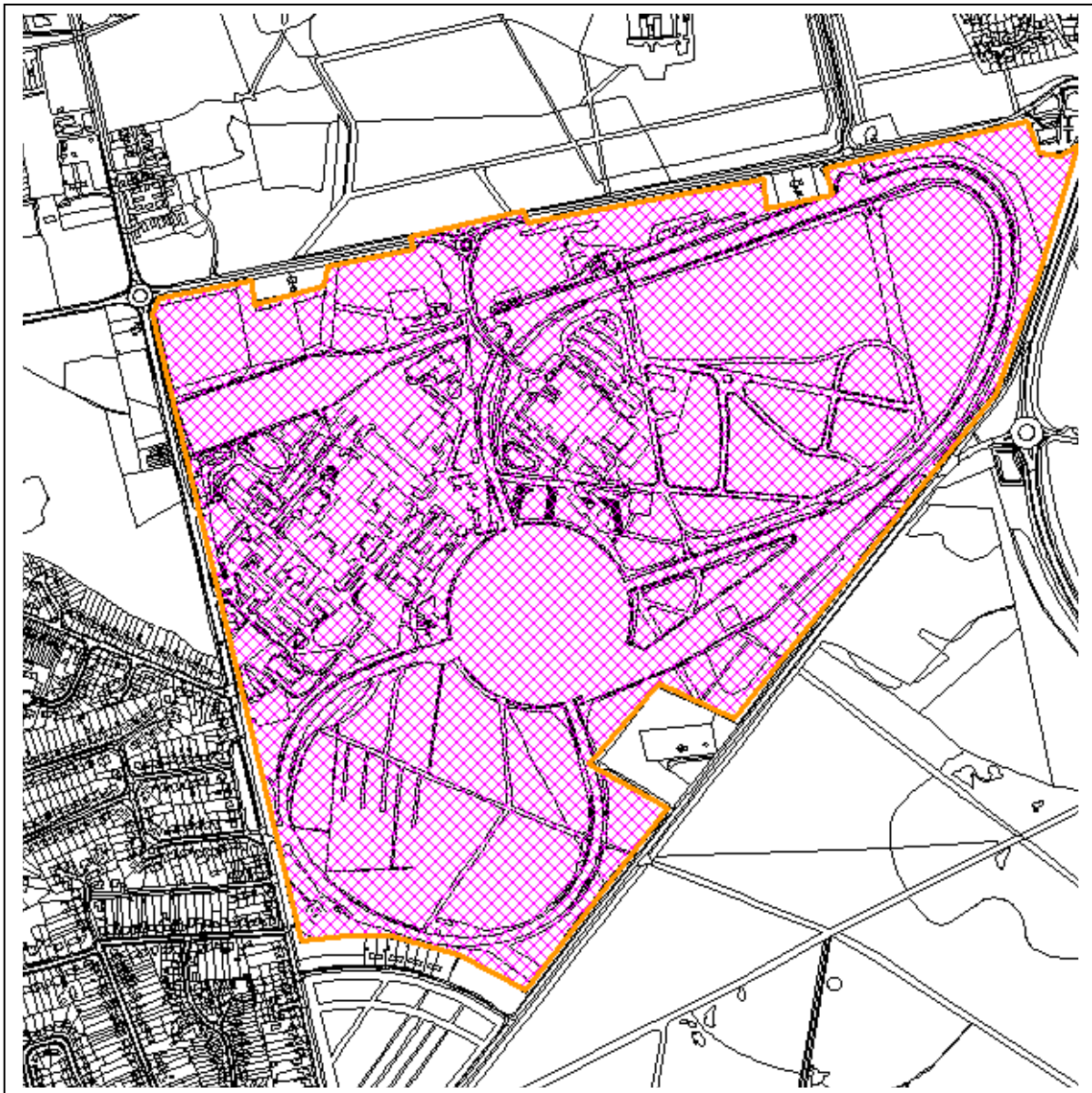
Mr Richard Hesketh

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 application seeks advertisement consent for the siting of three illuminated and five non-illuminated post and panel signs of varying sizes, seven flags/flagposts, fascia signage on the marketing suite and 18 sections of hoarding.

1.2 It is not considered that the proposed signage would result in an adverse impact on amenity or public safety.

RECOMMENDATION

Advertisement consent 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 as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement (extended settlement boundary)
--

3.1 The application site is part of the former Transport Research Laboratory (TRL) which has planning permission for the comprehensive redevelopment of the site (see Section 4 below). It was previously included within the Site Allocations Local Plan which was formally adopted in July 2013. Specifically, the site for the proposed development is located towards the western boundary of the site, located close to the western site access off Old Wokingham Road.

4. RELEVANT SITE HISTORY

4.1 Relevant site history can be summarised as follows:

Application 13/00575/OUT - Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking – APPROVED 2014

Application 17/00355/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the infrastructure phase pursuant to outline planning permission 13/00575/OUT – Pending Consideration at the time of writing the report.

Application 17/00401/REM - Submission of details of scale, layout, appearance, access and landscaping relating to the Phase 1 residential phase, comprising 207 dwellings, pursuant to outline planning permission 13/00575/OUT – Pending Decision at the time of writing the report.

Application 17/00572/T - Erection of a temporary sales and marketing suite with associated car parking – Pending Consideration at the time of writing this report.

5. THE PROPOSAL

5.1 The application seeks advertisement consent for various illuminated and non-illuminated signage around the TRL site for a temporary period of five years. The signage is proposed relates to the construction of new dwellings approved under outline planning permission 13/00575/OUT and is detailed below.

5.2 Sign A: Two 'Welcome' signs are proposed at the entrance to the site off Old Wokingham Road. The signs would have dimensions of 2.45m by 1.93m with an overall height from ground level of 3.2m. They would be ground lit from projector floodlights.

5.3 Sign B: One directional sign is proposed at the second entrance to the site to the south of the main entrance. The sign would have a height of 1.9m and a width of 1.5m with an overall height from ground level of 2.4m. It would be ground lit from projector floodlights.

5.4 Signs E and F: Construction Entrance and Directional signs to be sited at the entrance to the site off Nine Mile Ride. The signs would have dimensions of 1.95m by 1.5m with an overall height of 2.4m from ground level. They would not be illuminated.

5.5 Signs G and H: Small Directional signs to be located within the site. They would have a height of 0.96m, a width of 0.75m with an overall height of 1.2m from ground level. They would not be illuminated.

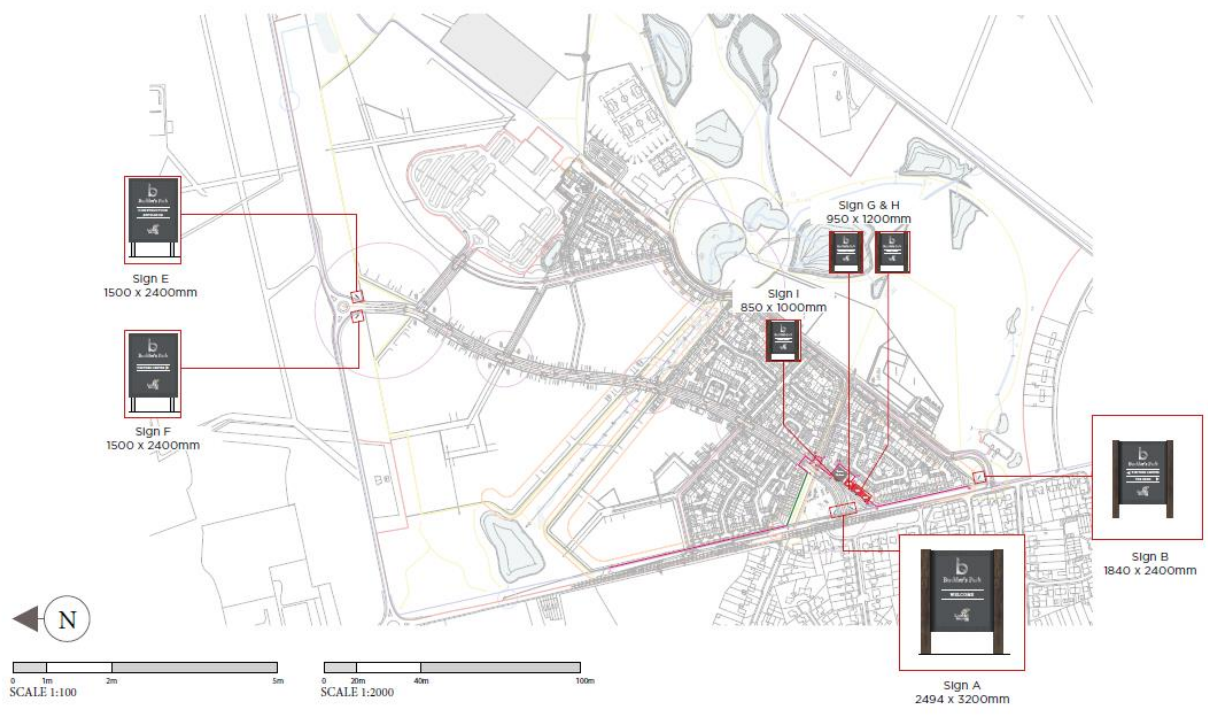
5.6 Sign I: Visitor Parking sign to be located within the site. It would have a height of 0.8m, a width of 0.65m and an overall height of 1.0m from ground level. It would not be illuminated.

5.7 Eighteen hoarding panels are proposed along the site boundary with Old Wokingham Road and also internally along the access roads. The panels would vary in heights between 2.44m (coloured pink on the site plan) and 3m (coloured green).

5.8 Seven flags are proposed along the hoarding fronting Old Wokingham Road. They would consist of 1.8m by 0.9m flags on 6m high flagpoles.

5.9 Ten fascia signs are proposed to the marketing suite that is the subject of application 17/00572/T. These would be ground lit from projector floodlights.

5.10 Various amendments have been made during the course of the application, with three further post and panel signs removed, the entrance signs reduced in height and the number of flags proposed reduced from eighteen to seven.



6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council

6.1 Recommend approval.

Other representations

6.2 Sixteen letters of objection have been received in respect of the proposed development.

The reasons for objection can be summarised as follows:

- Number of signs is excessive and they are overly large.
- Signs are out of keeping with the character of the area.
- Floodlights would be intrusive to residents.

[OFFICER COMMENT: The above objections were received to the application as originally proposed. The number of adverts has since been reduced and the size of a number of signs reduced as outlined above due to concerns that the amount of signs proposed was excessive and a number of the signs were overly large.]

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways Officer

Concerns with the number of signs proposed with particular reference to signs located adjacent to roundabouts.

[OFFICER COMMENT: The two signs adjacent to the roundabouts have been removed from the scheme.]

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) is the statutory instrument regulating applications for advertisement consent.

Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) states that applications for advertisement consent should be assessed in respect of factors relevant to amenity and public safety. 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 policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
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 Impact on Amenity
- ii Impact on Public Safety

i. Impact on Amenity

9.2 The entrance signs, hoarding and flags will all be visible from outside the site and as such would have an impact on the visual amenities of the area. The post and panel signs at the entrances would be contained to these locations, with five visible from outside the site on Old Wokingham Road and Nine Mile Ride. The number of post and panel signs have been reduced and is not now considered to be excessive, therefore it is not considered that there would be an over proliferation of these signs. The reduction in the size of the signs has ensured that they would not appear overly prominent in the streetscene. It is noted that two larger signs are located opposite the site advertising Oakham Park, and as such the size of the signs would not appear out of keeping with the streetscene.

9.3 The hoarding along the boundary would have a height of 2.44m with the higher hoarding contained within the site. It is not considered that the height of the hoarding would be excessive and both this and the post and panel signs are not considered to be out of keeping with the character of the area as a construction site. A condition requiring removal of these signs after five years would ensure no permanent impact, and that the signs would not compromise the character of the site once it is completed and occupied as a residential area.

9.4 Eighteen flags were originally proposed both along the boundary and at the entrances which was considered excessive. This has been reduced to seven flags along the boundary and not at the entrances which are considered acceptable. As they would be spread out along the site frontage ensuring that there would not be an over proliferation of flags.

9.5 The signs would be illuminated at a level of 2150 candelas, which would result in a maximum level of 455cd/m. The document 'Brightness of Illuminated Advertisements' contains guidance with regard to what level of illumination is acceptable, depending on the size of the signage and the area the signage is located. The site is considered to be in 'Zone E2 – Low District Brightness Areas (eg rural or small village locations)' as defined by this guidance, and for signage of the size proposed a level of no more than 600cd/m is recommended. The level of illumination is considered acceptable for the location and shall be controlled by condition.

9.6 It is noted that the opening hours of the site to the public would be 10.00 hours until 17.30 hours. It is not considered necessary to illuminate the signage outside of these hours and, bearing in mind the close proximity of the site to existing neighbouring properties, it is considered reasonable to control the hours of illumination to these times. Finally it is not considered that signage of the height proposed would result in any residential amenity issues such as loss of light or overbearing.

9.7 The smaller signs, hoarding and fascia signs within the site would not be prominent features in the wider streetscene, and it is not considered that these would have a significant impact on the amenities of the area.

9.8 It is not considered that the proposed scheme, as amended, would result in an adverse impact on amenity.

ii. Impact on Public Safety

9.9 As originally proposed concerns were raised with regard to the impact of the signs near the Golden Retriever and Old Wokingham Road/Nine Mile Ride roundabouts. However these signs have now been removed from the scheme.

9.10 It is not considered that the signs now proposed would have an adverse impact on visibility or become a distraction to motorists. The post and panel signs provide directions to visitors and to construction traffic to the appropriate entrances. As such it is not considered that the development would result in an adverse impact on highway safety.

10. CONCLUSIONS

10.1 It is not considered that the proposed development would result in an adverse impact on amenity or public safety.

11. RECOMMENDATION

That **ADVERTISEMENT CONSENT be granted** subject to the following conditions:-

01. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
02. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

03. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
04. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
05. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
REASON: Standard conditions 1-5 are imposed in accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007.
06. The advertisement hereby granted consent shall be displayed in accordance with the details set out in the Legal and General document 'Bucklers Park External Signage Planning and Advertisement Application' dated 26 July 2017 and received by the Local Planning Authority on 27 July 2017.
REASON: To ensure that the consent is carried out only as approved by the Local Planning Authority.
07. The illumination level of the illuminated advertisements hereby granted consent shall not exceed 600 cd/sqm.
REASON: In the interest of the character and appearance of the area.
[Relevant Policies: BFBLP 'Saved' Policy EN20, CSDPD CS7].
08. The signage hereby permitted shall not be illuminated before 10.00 hours or after 17.30 hours at any time.
REASON: In the interests of the amenities of the neighbouring properties.
[Relevant Policy: BFBLP EN20]

Doc. Ref: Uniform 7/DC/Agenda

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: 13

Application No.
17/00618/FUL
Site Address:

Ward:
College Town

Date Registered:
13 June 2017

Target Decision Date:
8 August 2017

**117 - 119 College Road College Town Sandhurst
Berkshire GU47 0RD**

Proposal:

Section 73 application for the variation of condition 3 (increase in number of children who can attend the nursery from 45 to 55) and condition 4 (increase in number of children who can attend full day care session from 27 to 37 between 08.00 to 18.00 hours) of planning permission 16/00339/FUL, for the proposed use of dwellinghouse for the purpose of residential dwelling and Children's Nursery (No.119). Proposed formation of combined driveway to the front of Nos. 117-119

Applicant:

Mr & Mrs M & L Sanderson

Agent:

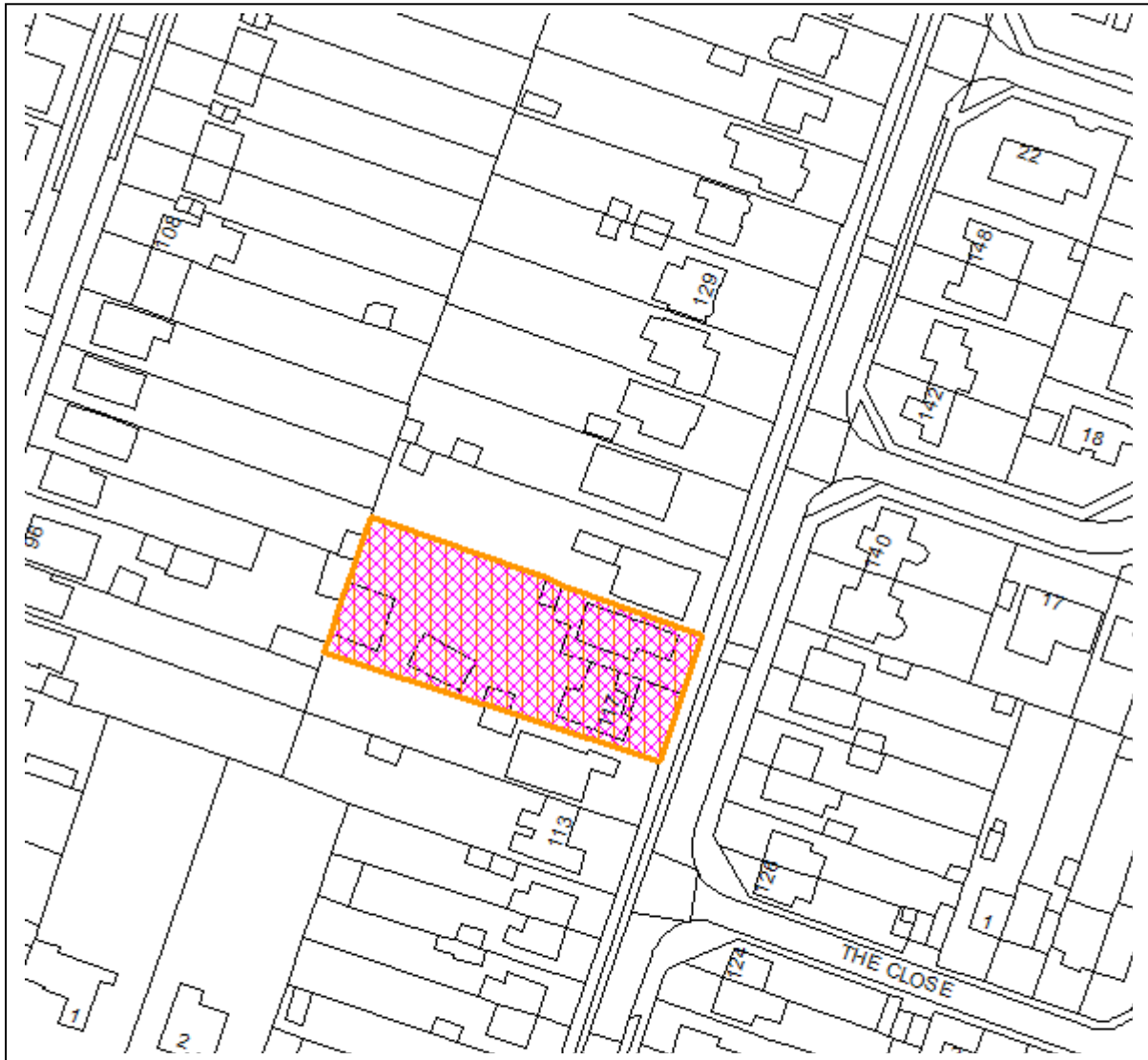
Mr Paul Scott

Case Officer:

Sarah Horwood, 01344 352000

development.control@bracknell-forest.gov.uk

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



1. SUMMARY

1.1 The application seeks to increase the number of children at the Montessori Nursery by 10 additional nursery places, resulting in a maximum of up to 55 children attending the nursery at any given time. Along with the 10 additional nursery places, it is proposed to increase the number of children who can attend the full day care session by 10 to reflect the proposed increase in children numbers. This would allow 37 children to attend the full day care session which is between 08:00 and 18:00 hours (an increase from 27 children currently permitted to attend the full day care session).

1.2 The proposed development would not result in significant adverse impacts to the residential amenities of adjoining properties. Further, no adverse highway safety issues would result.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 This application has been reported to the Planning Committee at the request of Councillor Dudley due to concerns over highway safety.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Character Area – Area E

3.1 117 and 119 College Road are detached buildings located to the west of the highway. 117 College Road is utilised in full as a children's nursery. There is a garden to the rear of the building which contains outbuildings including a swimming pool and learning areas all connected to the nursery. 119 College Road was granted planning permission in June 2016 to be used as a mixed use for nursery and residential use.

3.2 The nursery school at 117 College Road commenced use in 1990. Currently, it accommodates a maximum of 45 children during the hours of 08:00 hours and 18:00 hours, Monday to Friday and is closed on weekends and bank holidays. The children are now split between the premises at 117 College Road and the adjoining premises at 119 College Road (with the planning statement confirming that up to 12 children are accommodated in 119 College Road and the remaining 33 accommodated in 117 College Road).

3.3 The nursery offers three alternative sessions when children can attend:

- Full day care from 08:00 to 18:00 hours;
- Shortened day care from 09:15 to 16:00 hours;
- Half day from either 09:15 to 12:30 or 12:30 to 16:00 hours.

3.4 Currently out of the 45 permitted children that attend the nursery, 27 receive full day care, 16 attend shortened day care and 2 attend the half day sessions.

3.5 The nursery employs 11 members of staff in total (2 of which are part time on a full time basis). There are 8 members of staff who work on a daily basis and once a week, 3 teachers come in for 1 hour to teach French, Music and Drama.

4. RELEVANT SITE HISTORY

4.1 117 College Road was granted temporary permission for the change of use to nursery in 1990 for no more than 12 children. Originally it was a nursery school open only during school terms and for part of the summer holiday.

4.2 Over the years a number of planning applications have been submitted and approved to:-

- increase the number of children permitted to attend the nursery at any one time;
- increase the number of weeks in the year the nursery is open;
- increase the opening hours to allow some day care provision as well as nursery school provision;
- increase the use from a mixed residential and nursery use to a nursery use of the whole building; and
- expansion of the nursery into the adjoining building at 119 College Road (which is now in mixed use as nursery and residential).

4.3 The most recent application relating to the nursery is:

16/00339/FUL - Proposed use of dwellinghouse for the purpose of residential dwelling and Children's Nursery (No.119). Proposed formation of combined driveway to the front of Nos. 117-119. This application was reported to the Planning Committee in June 2016 and permission was subsequently granted.

4.4 The permission granted the use of the ground floor of the dwelling to be separated into separate uses during the operational hours of the nursery - with the nursery use comprising a sleep room, bathroom and activity room; and the residential element comprising kitchen/diner, bathroom and lounge and at first floor level a bedroom. There would be no sharing of facilities and the uses would remain separate from each other during the operational hours of the nursery. After the operational hours of the nursery, the part of the building (ground floor only) used for the nursery would revert back to residential use.

4.5 An in/out access was also approved by this permission to the front of nos. 117 and 119 College Road with a drop off area directly to the front of 117 College Road.

4.6 The use of part of 119 College Road as a nursery has now commenced and the in/out access has been constructed and is in operation.

5. THE PROPOSAL

5.1 This is a Section 73 application for the variation of condition 3 (increase in number of children who can attend the nursery from 45 to 55) and condition 4 (increase in number of children who can attend full day care session from 27 to 37 between 08.00 to 18.00 hours) of planning permission 16/00339/FUL. This application was for the proposed use of dwellinghouse for the purpose of residential dwelling and Children's Nursery (No.119) and the formation of combined driveway to the front of Nos. 117-119.

5.2 The application seeks to increase the number of children at the Montessori Nursery by 10 additional nursery places, over and above the current permitted number of 45 allowed by planning permission 16/00339/FUL. This would result in a maximum of up to 55 children attending the nursery at any given time. Out of the 10 additional places proposed, the applicant realistically expects that 4 of these places will be taken up by siblings of children already at the nursery (although the LPA cannot control and enforce this).

5.3 Along with the 10 additional nursery places, it is proposed to increase the number of children who can attend the full day care session by 10 to reflect the proposed increase in children numbers. This would allow 37 children to attend the full day care session which is between 08:00 and 18:00 hours (an increase from 27 children currently permitted to attend the full day care session).

5.4 The increase in children numbers would generate the requirement for 1no. extra member of staff to be employed on site.

5.5 The applicant seeks to increase nursery places for the following reasons:

- Bracknell Forest Council is under pressure from Central Government to provide more places for pre-school children and to facilitate this, the Government has placed more funding to enable children to start as early as September this year. As a result, private sector nurseries are also under pressure from Local Authorities to accept more early years provision.
- The Montessori Nursery has calculated it could accommodate up to 10 extra children with the need to employ one further member of staff. The recent transfer of up to 12 children from 117 College Road to 119 College Road (by virtue of permission 16/00339/FUL) has freed up space in no. 117 so that 10 additional children can be accommodated without infringing on space standards.

5.6 There would be no changes proposed to the external appearance of the buildings or layout of the site as a result of this application.

5.7 All other elements of the previous permission 16/00339/FUL remain unchanged. This report will therefore focus solely on the acceptability of increasing the number of children at the nursery from 45 to 55; and the subsequent increase in the number of children who can attend the full day care session from 27 to 37.

6. REPRESENTATIONS RECEIVED

Sandhurst Town Council

6.1 No comments received at time of writing this report. Any comments made by the Town Council will be reported on the Supplementary Report.

Other representations

6.2 1no. letter of objection received which raises the following:

- Noise issues: generated by children and teachers, by children using the swimming pool in the outdoor area.
- Highway implications – is chaos with parents dropping off children to the nursery and local schools, there needs to be a reduction in traffic movements on College Road which is also a bus route.
- Drop off facility has caused nursery customers to drive across driveway of adjoining dwelling at 115 College Road which is dangerous. Cars park outside and across the path as they cannot get into the nursery.
- Refute the information provided in the traffic survey accompanying the application.
- Is a residential area and nursery has grown to a level where it is causing local residents issues, resulting in over-development of the site.

6.3 7no. letters of support received which raise the following:

- The in and out drive facility has enabled parents to drop off and pick up their children in a controlled and safe way.
- The new layout allows staff to park on site without using College Crescent and The Close.

- If this facility was withdrawn for any reason it would be a huge step in the wrong direction for all concerned.

Officer note: the use of 119 College Road as a D1 nursery is linked to the use of 117 College Road as a D1 nursery. If 117 College Road were to cease operation as a nursery, condition 11 of permission 16/00339/FUL and condition 9 recommended as part of this Section 73 application requires that the use of 119 College Road as a nursery also ceases. As such, the in and out facility would remain in use subject to both premises remaining in use as D1 use. Any further alterations to the access/parking layout could in their own right require planning permission.

6.4 Further, petitions with a total of 43 signatures from clients of the nursery have been received stating that the in and out drive facility has created a controlled and safe way for parents to drop off and pick up their children from the nursery.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection subject to conditions.

Environmental Health Officer

7.2 No objection.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies 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 Policy EN20 of BFBLP	Consistent
Noise	Saved policy EN25 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Highway safety	CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Character Area Assessment 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 residential amenity
- iii. Impact on highway safety
- iv. Requirement for nursery places

i. Principle of development

9.2 SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013).

9.4 CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings and locating development in locations that reduce the need to travel. In particular the policy refers to promoting a mix of uses and protecting and enhancing the education of the local population.

9.5 CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

9.6 Paragraph 7 of the NPPF refers to achieving sustainable development through three dimensions – economic, social and environmental roles. The social role refers to “supporting strong, vibrant and healthy communities...with accessible local services that reflect the community’s needs and support its health, social and cultural well-being”.

9.7 Paragraph 8 of the NPPF refers to promoting healthy communities. Para 72 refers to the importance of providing a sufficient choice of school places and that a “proactive, positive and collaborative approach to meeting this requirement” is taken. Whilst reference is made to school places (and does not specifically relate to nursery places), it is considered that the provision of any educational facilities should be supported in principle.

9.8 These policies are considered to be consistent with the sustainable development principles of the National Planning Policy Framework (NPPF), and as a consequence are considered to carry significant weight.

9.9 The proposal is therefore acceptable in principle subject to no adverse impacts upon residential amenities of neighbouring properties, highway safety implications, etc.

ii. Impact on residential amenity

9.10 As each application has been submitted for this site, the main considerations have been to weigh potential disturbance to local residents and impact on road safety against the

need for nursery provision. The main impact of the nursery on the living conditions of adjoining residential dwellings is the inconvenience and disturbance which results from on-street parking in the vicinity of the nursery, when children are dropped off and collected and from noise from the nursery, principally when children are in the garden.

9.11 Whilst the proposal would result in an increase of up to 10 children at the nursery, the hours/days of operation of the nursery would remain the same as approved by previous permissions; along with the use of the outdoor play areas remaining the same as approved by previous permissions (which are restricted by planning conditions). These planning conditions will be carried forward as part of this application. The LPA would not be able to demonstrate that an additional 10 places at the existing nursery which has operated since 1990 would have such an adverse impact upon the residential amenities of neighbouring dwellings, subject to the operational hours/days of the nursery remaining the same and the outdoor play area connected to the nursery remaining the same as previously approved.

9.12 Any potential increase in noise and disturbance as a result of the increase in nursery places would need to be weighed against the wider benefits of increased child care provision in accordance with the requirements set out in the NPPF. In this instance it is considered that due to the conditions on opening times and play area use, any harmful effects on the living conditions of nearby residents are unlikely to be so significant as to outweigh the benefits of additional nursery provision on site to the benefit of the surrounding community.

9.13 The Council's Environmental Health section have not received any complaints regarding noise at the nursery and has no objection to the proposed increase in number of children.

9.14 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' Policies EN20 and EN25 and the NPPF.

iii. Transport implications

9.15 The Montessori Nursery takes access off College Road, a residential distributor road which is subject to a 30mph speed limit and is traffic-calmed with road humps. There are no parking restrictions along this part of College Road.

9.16 The nursery implemented a drop-off (and pick-up) zone within the site in February 2017 (approved via planning consent 16/00339/FUL). The drop-off zone is signed for vehicles to enter adjacent to no. 115 College Road and exit adjacent to no. 121 College Road, spaces are marked out and front boundaries are low enough to enable drivers to see any passing pedestrians using the footway along College Road. The applicant's Planning and Access Statement notes, *'prior to the introduction of the on-site drop-off facility, the Nursery could only accommodate 3 staff vehicles and all parent/guardian vehicles had to park on the public highway. This situation has been greatly improved now with the combining of the two driveways such that the site can simultaneously accommodate 5 parent's vehicles, one resident parking space, and 8 staff cars in tandem formation. It is noteworthy that as a result of this, the actual time taken to drop off a child has been reduced as the vehicle can park much closer to the Nursery entrance'*.

9.17 The applicant carried out morning drop-off surveys on Friday 24th February 2017 and Tuesday 23rd May 2017 (for information, both surveys were undertaken during term times of nearby schools/nurseries within the Borough). Both surveys indicate there were no more than 3 cars on the driveway at the same time, though this does not occur often, lasting for a total of 4 minutes and one minute respectively and this can be accommodated in the drop off

zone. Generally, only one car is on the driveway at one time and in fact, the surveys notes that for 64% and 61% of the duration of the surveys respectively, there were no cars on the driveway. An afternoon/evening drop-off survey was carried out on Tuesday 23rd May 2017 and this indicates there was a maximum of 4 cars on the driveway and this lasted for a total of 4 minutes. For 72 minutes (53%) of the pick-up period, there were no cars on the driveway.

9.18 The Highway Authority visited the area during both drop-off and pick-up periods and observed similar use of the driveway as presented in the applicant's surveys. The driveway was not observed to create highway safety concerns, as vehicles could be accommodated on the driveway.

9.19 A local objection indicates there are some occurrences of queuing to enter the driveway (blocking driveways and footways etc.), at peak times e.g. around 9am and the applicant's surveys indicate there are peaks of 3 or 4 cars. While it is considered there are no safety issues arising from the current use of the drop-off zone, the addition of 10 children could result in an additional 10 cars entering and exiting the driveway during both drop-off and pick-up as a worst-case scenario. Some additional drop-off and pick-up will occur at peaks and it is therefore advised that the drop-off (pick-up) zone needs to be managed during peaks and that a drop-off zone management plan is secured by planning condition. There is an extended dropped kerb and wide crossover across the frontage and some overspill parking can occur along the street.

Parking

9.20 The Council's parking standards for a nursery specify one parking space per staff member. The additional children will have a consequent need for one additional staff member. A parking plan has been provided showing 6 staff parking spaces and the plan indicates that in practice it is possible to park 8 staff cars on site. As per permission 16/00339/FUL, 1no. parking space remains available for the residential use retained at 119 College Road (which is a 1 bedroom property).

9.21 One parking space is required per 4 children to comply with parking standards for a nursery and therefore 3 additional parking spaces (rounded up) would be required for drop-off (and pick-up) of 10 additional children. While no changes are proposed to the drop-off (pick-up) zone, this was only introduced in February 2017 and surveys have demonstrated there is acceptable parking provision bearing in mind the previous arrangement that all parent/guardian vehicles had to park on College Road. A drop-off zone management plan should be secured via planning condition to manage peak periods and cater for the additional drop-off and pick-up.

Trips

9.22 An additional 10 children could result in an additional 16 car trips per day taking account of the survey data. Also, one additional staff member could give rise to 2 additional traffic movements. The nursery has 45 children, at present giving rise to around 60 cars trips per day based on the survey data and the increase in traffic should be viewed in context. The Planning and Access Statement notes, *'of these 10 places, the applicants realistically expect that 4 places will be taken up by siblings of children already at the Nursery. This will help to minimise any potential increase in vehicular trips to and from the site'*.

9.23 The Planning and Access Statement notes, *'the operation of the Nursery, following the Green Travel Plan for the last 9 years, has shown a significant reduction in the number of parents driving their private car for access (see the Travel Plan Update 2015 submitted previously)'*. The Travel Plan (provided in support of a previous planning application 14/01043/FUL) indicated that around one third of children arrive by non-car modes (walk, cycle, bus etc...). However, the recent traffic surveys indicate that only 3 or 4 children walk

or cycle (bike trailer) to/from the nursery. The Planning and Access Statement notes, *'it is acknowledged that the Updated Travel Plan is in need of further update. The Applicants would be content with a condition on a planning permission to require this updated document to be approved before the increase in number of children is implemented'*. The Highway Authority considers an updated Travel Plan should be secured via planning condition to encourage non-car travel.

9.24 Subject to the imposition of conditions, the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF.

iv. Requirement for nursery places

9.25 The Local Authority has a duty to provide 30 hours of Early Education/Childcare for eligible working parents that require it from September 2017. The Bracknell Forest Council (BFC) Early Years Team have analysed supply and demand in the Borough and expect eligibility and take up to be in the region of 80% - which is significantly above the government's estimate.

9.26 The BFC Early Years Team is facing a challenge to find the additional places as there is a shortage of buildings that providers can operate from. Therefore, there is pressure on private facilities to increase nursery places.

9.27 This application, if approved, would permit 10 additional children at the nursery and would contribute to the BFC Early Years Team's requirement to provide additional nursery places in the Borough.

9.28 The provision of additional nursery places would accord with the requirements set out in Paragraphs 7 and 72 of the NPPF, supporting the needs of the community which would weigh in favour of the application.

10. CONCLUSIONS

10.1 The proposal would not result in significant adverse impacts to the residential amenities of adjoining properties. The provision of additional nursery places is supported by the NPPF with a requirement to provide additional places to meet the needs of the community. There would be no adverse impacts to highway safety; it is therefore recommended that planning permission be granted.

10.2 As such, the proposal is considered to be in accordance with Policies CS1, CS2, CS7 and CS23 of the CSDPD, Saved Policies EN20, EN25 and M9 of the BFBLP and Policy CP1 of the Site Allocations Local Plan, all in accordance with the NPPF.

11. RECOMMENDATION

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 on 13 June 2017:

Site location plan
Drawing no. RS1501-Rev 7

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

3. The number of children present at the nursery at 117 and 119 College Road during the nursery's operational hours shall not in total exceed 55 at any one time.

REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of adjoining residents.

[Relevant Plans and Policies: CSDPD CS1]

4. The hours of operation of 117 and 119 College Road connected to the nursery use shall be restricted to 08.00 to 18.00 hours (for up to a maximum of 37 children) and 09.15 to 16.00 hours (for up to a maximum of 55 children) Mondays to Fridays for a maximum of 46 weeks in any calendar year and the premises at 117 College Road shall not be used for the purposes of a nursery at any other time.

REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of adjoining residents.

[Relevant Plans and Policies: CSDPD CS1]

5. The times of the nursery school sessions shall be staggered as set out in table 1 at page 5 of the Planning and Access Statement by Paul Scott submitted with the application and received by the Local Planning Authority on 13 June 2017.

REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of adjoining residents.

[Relevant Plans and Policies: CSDPD CS1]

6. The use of the rear garden of 117 College Road in connection with the nursery shall be limited to the enclosed swimming pool and changing room and the covered outdoor play area in accordance with paragraph 4.10 of the Planning Statement by Scott Planning Associates Ltd submitted with the application as additional information and received by the Local Planning Authority on 24 September 2014 connected to application 14/01043/FUL. No part of the rear garden of 119 College Road shall be used in connection with the nursery operations and shall only be used for C3 residential purposes.

REASON: To enable the Local Planning Authority to maintain control over the use of the site.

[Relevant Plans and Policies: CSDPD CS1]

7. The nursery use of 119 College Road shall at no time be split from the operation and use of 117 College Road as a nursery, and 119 College Road shall at no time operate as an independent D1 (nursery) unit.

REASON: To enable the Local Planning Authority to maintain control over the use of the site.

[Relevant Plans and Policies: CSDPD CS1]

8. No other D1 use (other than nursery) shall take place at 117 and 119 College Road outside of the operational hours of the nursery.

REASON: To enable the Local Planning Authority to maintain control over the use of the site.

[Relevant Plans and Policies: CSDPD CS1]

9. In the event that the D1 (nursery) use of 117 College Road ceases, the D1 (nursery) use of 119 College Road shall also cease and the use of 119 College Road revert back to sole use as a single dwellinghouse.

REASON: To enable the Local Planning Authority to maintain control over the use of the site.

[Relevant Plans and Policies: CSDPD CS1]

10. Outside of the operational hours of the nursery, 119 College Road shall return to sole C3 (residential) use and shall solely be used for C3 (residential) use at weekends and bank holidays.

REASON: To enable the Local Planning Authority to maintain control over the use of the site.

[Relevant Plans and Policies: CSDPD CS1]

11. The part of the ground floor and the first floor of 119 College Road identified in red for C3 (residential) use on drawing no. 433-01 C received by the Local Planning Authority on 13 April 2016 as part of previous planning permission 16/00339/FUL shall be used solely for C3 (residential) use at all times.

REASON: To enable the Local Planning Authority to maintain control over the use of the site.

[Relevant Plans and Policies: CSDPD CS1]

12. There shall be no increase in the number of children attending the nursery until the associated vehicle parking spaces have been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be retained and 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]

13. There shall be no increase in the number of children attending the nursery until a drop-off zone Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved drop-off zone Management Plan shall commence operation when the number of children attending the nursery exceeds 45 and shall continue in operation thereafter.

REASON: In the interests of highway and pedestrian safety.

[Relevant Policies: Core Strategy DPD CS23]

14. There shall be no increase in the number of children attending the nursery until an updated Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall commence operation when the number of children attending the nursery exceeds 45 and shall continue in operation thereafter.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

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MISCELLANEOUS ITEM

PLANNING AND HIGHWAYS COMMITTEE

17 AUGUST 2017

PLANNING PERFORMANCE REPORT – QUARTER ONE, 2017-18

1. BACKGROUND

1.1 This report is an information item which sets out a range of planning performance data for the first quarter of 2017/18. It follows the fourth quarter (2016/17) report considered by the Committee at its April meeting and includes figures for the previous quarter (January to March 2017) for comparison.

2. PLANNING APPLICATIONS

2.1 Table 1 below shows the planning performance figures for the previous two quarters. The target for 2017/18 is to deal with at least 85% of planning applications either within the statutory 8 or 13 week period, or within an agreed extension of time. This is a raised target from 2016/17 (which was 80%).

Table 1 Planning Applications Determined

	% determined including with extension of time	Target	No. determined with extension of time	Total no. determined
Q1 2017/18				
Majors	92%	85%	9	12
Minors	96%	85%	18	51
Others	99%	85%	41	201
Total			68	264
Q4 2016/17				
Majors	75%	80%	5	8
Minors	92%	80%	13	49
Others	97%	80%	27	144
Total			45	201

2.2 Table 2 below shows how many applications were on hand at the beginning and end of each quarter.

Table 2 Applications on Hand

Quarter	On hand at beginning of period	On hand at end of period	Change
Q1 2017/18	264	285	+21
Q4 2016/17	213	264	+51

- 2.3 The data shows that performance on major, minor and other planning applications has been within the new target of 85% of applications to be determined within the statutory 8 week period or within an agreed extension of time.
- 2.4 A comparison with the previous quarter shows that during the first quarter of 2017/18 a higher number of applications were determined and there was an increase of 21 in the number of cases on hand during the quarter. This follows an increase of 51 cases in hand during the final quarter of 2016/17. The performance on all types of applications has improved from the previous quarter.

3. PLANNING ENFORCEMENT

- 3.1 Table 3 shows the number of enforcement cases opened, closed and on hand in the second quarter of 2016/17 along with the same figures for the first quarter of 2016/17.

Table 3 Enforcement Caseload

Quarter	Opened in Period	Closed in Period	On hand at end of period
Q1 2017/18	77	94	164
Q4 2016/17	75	98	181

- 3.2 Table 4 shows the numbers of current enforcement cases that are over 6, 12 and 18 months old.

Table 4 Older Enforcement Cases

	Q1 17/18	Q4 16/17	Change
Current cases over 6 months old	99	119	-17%
Current cases over 12 months old	78	85	-8%
Current cases over 18 months old	64	72	-11%

- 3.3 Total number of cases on hand has reduced by 17 (9.4%) over the quarter. There has also been a further positive reduction in the historical backlog of total cases over 6, 12 and 18 months old. Work will continue to try and further reduce the backlog and to commence prosecutions in those cases where this is the next appropriate action.
- 3.4 The photographs below illustrate two of the enforcement cases successfully resolved during the quarter.

Removal of unauthorised mobile home at Yaffles, Warfield Street, Warfield.

Before ↓



After ↓



Removal of unauthorised tree house at 107, Dukes Ride, Crowthorne

Before ↓



After ↓



4. PLANNING APPEALS

4.1 The table below summarises the numbers of appeals determined during the quarter, the numbers allowed and dismissed and the percentage dismissed with the same figures for the final quarter of 2017/18 for comparison.

Table 4 Appeal Decisions

	Decisions	Allowed	Dismissed	% Dismissed	Target
Q1 2017/18	5	1	4	80%	66%
Q4 2016/17	13	2	11	84.6%	66%

4.2 The performance on appeals has dipped slightly from the previous quarter but remains well above target at 80% against a target of 66%.

- 4.3 The allowed appeal was for a scheme of 6 Flats at 9, Albert Road, Bracknell (Planning Application 16/00321/FUL). The Inspector concluded that the proposed development would provide sufficient parking spaces given its proximity and accessibility to the town centre and also found that it would not result in material harm to the character and appearance of the surrounding area.
- 4.4 There were two Member overturns of officer recommendations that went to appeal during the quarter. One was allowed (The Albert Road scheme referred to above) and one was dismissed. The dismissed appeal was an application for a change of use at the Palm Hills Guest House, London Road, Bracknell (Planning Application 16/00396/FUL). The Inspector in this case concluded that the appeal proposal would have a severe adverse impact on the safety of highway users, pedestrians and cyclists and on the efficient operation of the highway network in the vicinity of the site.

5. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 5.1 Table 5 below shows the total values of the CIL liability notices issued (normally issued with or just after a planning permission). It also shows the value of CIL demand notices issued (normally issued just prior to commencement of a development). The final column shows the amount of CIL actually received by the Council. The CIL received is the gross amount before the Parish and Town Council proportions and the administrative amount are deducted.

Table 5 Community Infrastructure Levy

	CIL Liabilities Issued		CIL Demand Notices Issued		Gross CIL Received
	No.	Net Amount	No.	Net Amount	
Q1 2017/18	10	£5,417,048.76	8	£885,184.57	£1,220,379.54
Q4 2016/17	8	£620,859	8	£785,596	£332,391

- 5.2 Table 5 shows that CIL income has increased significantly from the previous quarter. The high figure for liabilities issued reflects the large CIL liability (just over £4million) generated by the Kingswood development, Kings Ride, Ascot (Planning Application 16/00732/FUL). It is anticipated that CIL will continue to generate significant amounts towards the cost of providing infrastructure to mitigate the impacts of new development.

6. RECOMMENDATION

- 6.1 **(i) That Members note the information contained in this report.**

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 Doc. Ref