



NOTICE OF MEETING

Planning Committee

Thursday 14 September 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 Resources

EMERGENCY EVACUATION INSTRUCTIONS

- 1 If you hear the alarm, leave the building immediately.
- 2 Follow the green signs.
- 3 Use the stairs not the lifts.
- 4 Do not re-enter the building until told to do so.

If you require further information, please contact: Hannah Stevenson
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Email: hannah.stevenson@bracknell-forest.gov.uk
Published: 4 September 2017



Planning Committee
Thursday 14 September 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 17 October 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 16/00914/FUL Land At Lower Broadmoor Road and Cricket Field Grove, Crowthorne, Berkshire

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

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6. 17/00659/FUL Raj Bhawan, 58 Harmans Water Road, Bracknell, Berkshire, RG12 9PT

Proposed conversion of single dwelling house to three self-contained apartments with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation.

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**PLANNING COMMITTEE
17 AUGUST 2017
7.30 - 10.14 PM**

Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Finnie, Mrs Hayes MBE, Heydon, Leake, Mrs Mattick, Mrs McKenzie and Thompson

Also Present:

Councillors Ms Gaw and Peacey.

Apologies for absence were received from:

Councillors D Birch, Dr Hill, Mrs Ingham, Mrs McKenzie-Boyle, Phillips, Skinner and Worrall

27. **Minutes**

RESOLVED that the minutes of the meeting of the Committee held on 20 July 2017 be approved as a correct record.

28. **Declarations of Interest**

There were no declarations of interest.

29. **Urgent Items of Business**

There were no urgent items of business.

30. **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.

A site visit had been held on Saturday 12 August 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Mattick, Mrs McKenzie, Thompson and Peacey.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council recommending approval.
- 19 objections received as summarised in the Agenda papers together with a further 11 objections received as summarised in the Supplementary papers.

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

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

712-8-614 P4 Application Boundary
 712-8-001 P4 Phase 1 Residential Development Landscape Infrastructure Masterplan
 712-8-002 P4 Phase 1 Softscape Masterplan
 712-8-604 P2 Phase 1 Existing Topography Plan
 712-8-605 P2 Existing Tree Protection and Removal Plan
 712-8-003 P3 Phase 1 Landscape Infrastructure Site Wide General Arrangement Key Plan
 712-8-004 P5 Phase 1 Landscape Infrastructure Masterplan (1 of 3)
 712-8-005 P4 Phase 1 Landscape Infrastructure Masterplan (2 of 3)
 712-8-006 P3 Phase 1 Landscape Infrastructure Masterplan (3 of 3)
 712-8-007 P4 Phase 1 Landscape Infrastructure Detailed Areas Key Plan
 712-8-008 P4 Phase 1 Landscape Infrastructure Detailed Area Plan - Hatch Green (1 of 3)
 712-8-009 P4 Phase 1 Landscape Infrastructure Detailed Area Plan - Central POS (2 of 3)
 712-8-010 P3 Phase 1 Landscape Infrastructure Detailed Area Plan - Brook Crossing (3 of 3)
 712-8-011 P4 Residential and Landscape Infrastructure (1 of 2)
 712-8-012 P3 Residential and Landscape Infrastructure (2 of 2)
 712-8-201 P4 Residential Soft Scape Public and Private Areas
 712-8-203 P4 Phase 1 Landscape Infrastructure Planting Plan - Key Plan
 712-8-204 P4 Planting Plan - Hatch Green Neighbourhood Centre (1 of 2)
 712-8-205 P4 Planting Plan - Hatch Green Neighbourhood Centre (2 of 2)
 712-8-206 P4 Brook Crossing Planting Plan (1 of 2)
 712-8-207 P4 Brook Crossing Planting Plan (2 of 2)
 712-8-208 P5 Planting Plan - Central Open Space
 712-8-209 P4 Phase 1 Residential Phase Planting Plan - Key Plan
 712-8-210 P4 Planting Plan - Residential - SW SANG Edge (1 of 8)
 712-8-211 P4 Planting Plan - Residential - Residential Streets (2 of 8)
 712-8-212 P4 Planting Plan - Residential - Care Home (3 of 8)
 712-8-213 P4 Planting Plan - Residential - Hatch Ride (4 of 8)
 712-8-214 P4 Planting Plan - Residential - Secondary Street and Community Centre Frontage (5 of 8)
 712-8-215 P4 Planting Plan - Residential - Seasonal Green Street (6 of 8)
 712-8-216 P4 Planting Plan - Residential - Brook Edge and Mews (7 of 8)
 712-8-217 P4 Planting Plan - Residential - Brook Edge and Mews (8 of 8)
 712-8-501 P2 The Brook Section - Gabion Wall
 712-8-502 P2 The Brook Section - Willow Wall
 712-8-503 P2 The Brook Section - Terrace
 712-8-505 P2 Central Open Space
 712-8-506 P2 Bridge Elevation and Wall Detail
 712-8-401 Dog Fence
 712-8-402 P2 Timber Garden Fence Detail
 712-8-403 Timber Garden Fence -Option 2 & 3
 712-8-404 Timber Garden Fence - Gate Detail
 712-8-405 Trained Specimen Fruiting Hedge - Inset in Timber Fence Panel
 712-8-406 Metal Railing Detail
 712-8-407 Metal Railing & Brick Wall Detail
 712-8-408 P2 Detail Brick Wall
 712-8-409 Tree Protective Fencing Detail
 712-8-410 Play Items
 712-8-411 Informal Crossing - Stepping Stones
 712-8-412 Informal Crossing - Salvaged Concrete Blocks

712-8-413	Salvaged Timber Play Logs
712-8-414	Timber Stepping Log Detail
712-8-415	Typical In-Situ Green Box Design Intent
712-8-416	Seat and Book Depository Design Intent
712-8-417	Bee Post Detail
712-8-418 P3	Swale and Timber Crossing Detail
712-8-419 P3	Pergola Structure Detail Slide 1
712-8-420 P2	Timber Play Stepping Stones
712-8-436 P1	Reed Pond Detail
36571/2030/101-1 P4	Former TRL Site, Crowthorne Phase 1 Junction Visibility and Forward Visibility Splays (Sheet 1)
36571/2030/101-2 P4	Former TRL Site, Crowthorne Phase 1 Junction Visibility and Forward Visibility Splays (Sheet 2)
36571/2030/102-1 P4	Former TRL Site, Crowthorne Phase 1 Vehicle Swept Path Analysis Refuse Vehicle (Sheet 1)
36571/2030/102-2 P4	Former TRL Site, Crowthorne Phase 1 Vehicle Swept Path Analysis Refuse Vehicle (Sheet 2)
36571/2030/103-1 P4	Former TRL Site, Crowthorne Phase 1 Vehicle Swept Path Analysis Standard Design Vehicle (Sheet 1)
36571/2030/103-2 P4	Former TRL Site, Crowthorne Phase 1 Vehicle Swept Path Analysis Standard Design Vehicle (Sheet 2)
36571/2030/104-1 P4	Former TRL Site, Crowthorne Phase 1 Finish Floor Levels And Road Contours
36571/2030/104-2 P4	Former TRL Site, Crowthorne Phase 1 Finished Floor Levels And Road Contours
36571/2030/ 500-1 P6	Foul and Surface Water Drainage Strategy (Sheet 1)
36571/2030/ 500-2 P6	Foul and Surface Water Drainage Strategy (Sheet 2)
65-2068-001-1 F	Planning Layout Phase One
65-2068-003 D	House Mix Plan
65-2068-004 D	Tenure Plan
65-2068-005 D	Building Heights Plan
65-2068-006 D	Parking Plan
65-2068-007 D	Bin & Cycle Storage
65-2068-008 E	External Finishes Plan
65-2068-009 D	External Enclosures Plan
65-2068-011 D	Character Areas Plan
65-2068-012 D	House Type Plan
65-2068-014 D	Affordable Housing Mix Plan
65_2068_Ss_Gs_001 A	Seasonal Green Street, Street Scenes
65_2068_Ss-Gs_002 B	Seasonal Green Street, Street Scenes
65_2068_Ss_Ms_001 B	Main Street, Street Scenes
65_2068_Ss_Ms_002 B	Main Street, Street Scenes
65-2068-Ss-Owr- 001 C	Old Wokingham Road Frontage, Street Scenes
65-2068-Ss-Se- 001 C	Sang Edge, Street Scenes
65-2068-Ss-Se- 002 B	Sang Edge, Street Scenes
65-2068-Ss-Ss- 001 B	Secondary Street, Street Scenes
65-2068-SS-TSH- 001 B	Tertiary Shared Street, Street Scenes
65-2068-SS-TST- 001 B	Tertiary Street, Street Scenes
65-2068-SS-TST- 002 B	Tertiary Street, Street Scenes
65-2068-SS-TST- 003 B	Tertiary Street, Street Scenes
65-2068-SS-TST- 004 B	Tertiary Street, Street Scenes
65-2068-SS-TST- 005 A	Tertiary Street, Street Scenes
65_2068_GS_2B1_E01 A	Type 2b(1) Elevations
65_2068_GS_2B1_P01 A	Type 2b(1) Floor Plans

65_2068_GS_2B12_E01 A Type 2b(12) Elevations
 65_2068_GS_2B12_P01 A
 Type 2b(12) Floor Plans
 65_2068_GS_3B2_E01 A Type 3b(2) Elevations
 65_2068_GS_3B2_E02 A Type 3b(2) Elevations
 65_2068_GS_3B2_P01 A Type 3b(2) Floor Plans
 65_2068_GS_3B2_E03 A Type 3b(2) Elevations
 65_2068_GS_3B2_P02 A Type 3b(2) Floor Plans
 65_2068_GS_3B13_E01 B Type 3b(13) Elevations
 65_2068_GS_3B13_P01 A Type 3b(13) Floor Plans
 65_2068_GS_3B18_E01 A Type 3b(18) Elevations
 65_2068_GS_3B18_P01 A Type 3b(18) Floor Plans
 65_2068_GS_4B19_E01 A Type 4b(19) Elevations
 65_2068_GS_4B19_P01 A Type 4b(19) Floor Plans
 65_2068_MS_1BFA_E01 Type 1bfa Elevations
 65_2068_MS_1BFA_P01 Type 1bfa Floor Plans
 65_2068_MS_1BFA_P02 Type 1bfa Floor Plans
 65_2068_MS_2B1_E01 A Type 2b(1) Elevations
 65_2068_MS_2B1_P01 A Type 2b(1) Floor Plans
 65_2068_MS_2B12_E01 A Type 2b(12) Elevations
 65_2068_MS_2B12_P01 A Type 2b(12) Floor Plans
 65_2068_MS_2B12_E02 A Type 2b(12) Elevations
 65_2068_MS_2B12_P02 A Type 2b(12) Floor Plans
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 65_2068_MS_2B12_P03 A Type 2b(12) Floor Plans
 65_2068_MS_2B12A_E01 B Type 2b(12a) Elevations
 65_2068_MS_2B12A_P01 B Type 2b(12a) Floor Plans
 65_2068_MS_3B2_E01 A Type 3b(2) Elevations
 65_2068_MS_3B2_P01 A Type 3b(2) Floor Plans
 65_2068_MS_3B2_E02 A Type 3b(2) Elevations
 65_2068_MS_3B2_P02 A Type 3b(2) Floor Plans
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 65_2068_MS_3B2_P03 A Type 3b(2) Floor Plans
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 65_2068_MS_3B13_E02 C Type 3b(13) Elevations
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 65_2068_MS_3B13_E04 B Type 3b(13) Elevations
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 65_2068_MS_3B13_P05 A Type 3b(13) Floor Plans
 65_2068_MS_3B13_E06 A Type 3b(13) Elevations
 65_2068_MS_3B13_P06 A Type 3b(13) Floor Plans
 65_2068_MS_3B13_E07 B Type 3b(13) Elevations
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 65_2068_OWR_2B1_E01 A Type 2b(1) Elevations
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 65_2068_OWR_2B12_E02 A Type 2b(12) Elevations

65_2068_OWR_2B12_P02 A Type 2b(12) Floor Plans
65_2068_OWR_3B4_E0 1 A Type 3b(4) Elevations
65_2068_OWR_3B4_P01 A Type 3b(4) Floor Plans
65_2068_OWR_3B13_E01 B Type 3b(13) Elevations
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65_2068_OWR_3B13_E03 B Type 3b(13) Elevations
65_2068_OWR_3B13_P03 A Type 3b(13) Floor Plan
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65_2068_SE_1BF_P01 Type 1bf Floor Plans
65_2068_SE_1BF_P02 Type 1bf Floor Plans
65_2068_SE_1BF_P03 Type 1bf Floor Plans
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65_2068_TST_2B1_P02 A	Type 2b(1) Floor Plans
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65_2068_TST_2B1_E05 A	Type 2b(1) Elevations
65_2068_TST_2B1_P04 A	Type 2b(1) Floor Plans
65_2068_TST_2B1_E06 A	Type 2b(1) Elevations
65_2068_TST_2B1_P05 A	Type 2b(1) Floor Plans
65_2068_TST_2B12_E01 A	Type 2b(12) Elevations
65_2068_TST_2B12_P01 A	Type 2b(12) Floor Plans
65_2068_TST_2B12_E02 A	Type 2b(12) Elevations
65_2068_TST_2B12_P02 A	Type 2b(12) Floor Plans
65_2068_TST_2B12_E03 A	Type 2b(12) Elevations
65_2068_TST_2B12_P03 A	Type 2b(12) Floor Plans
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65_2068_TST_2B12_P04 A	Type 2b(12) Floor Plans
65_2068_TST_2B12_E05	Type 2b(12) Elevations
65_2068_TST_2B12_P05	Type 2b(12) Floor Plans
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65_2068_TST_3B2_P01 A	Type 3b(2) Floor Plans
65_2068_TST_3B2_E02 A	Type 3b(2) Elevations
65_2068_TST_3B2_E03 A	Type 3b(2) Elevations
65_2068_TST_3B2_P02 B	Type 3b(2) Floor Plans
65_2068_TST_3B2_E04 B	Type 3b(2) Elevations
65_2068_TST_3B2_P03 B	Type 3b(2) Floor Plans
65_2068_TST_3B2_E05 A	Type 3b(2) Elevations
65_2068_TST_3B2_P04 A	Type 3b(2) Floor Plans
65_2068_TST_3B2_E06 A	Type 3b(2) Elevations
65_2068_TST_3B2A_E01 B	Type 3b(2a) Elevations
65_2068_TST_3B2A_P01 B	Type 3b(2a) Floor Plans
65_2068_TST_3B3_E01 A	Type 3b(3) Elevations
65_2068_TST_3B3_P01 A	Type 3b(3) Floor Plans
65_2068_TST_3B3_E02 A	Type 3b(3) Elevations
65_2068_TST_3B3_E03 A	Type 3b(3) Elevations
65_2068_TST_3B3_P02 A	Type 3b(3) Floor Plans
65_2068_TST_3B4_E01 A	Type 3b(4) Elevations
65_2068_TST_3B4_P01 A	Type 3b(4) Floor Plans
65_2068_TST_4B9_E01 B	Type 4b(9) Elevations

65_2068_TST_4B9_P01 B Type 4b(9) Floor Plans
 65-2068-GAR-01 A Garages
 65-2068-GAR-02 A Garages
 65-2068-GAR-03 A Garages
 65-2068-GAR-04 A Garages
 65-2068-GAR-05 A Garages
 65-2068-GAR-06 A Garages
 65-2068-GAR-07 A Garages
 65-2068-GAR-08 A Garages
 65-2068-GAR-09 A Garages
 65-2068-GAR-10 Garages

5-2068-Shed Shed

65-2068-Sub-01 A Sub Station
 65-2068-Per-01 Pergola

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. Prior to works commencing on the ground floor sub structure of the development hereby permitted a scheme shall be 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**.

31. **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.

A site visit had been held on Saturday 12 August 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Mattick, Mrs McKenzie, Thompson and Peacey.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- 18 objections received as summarised in the Agenda papers together with a further 8 objections as summarised in the Supplementary Papers.

RESOLVED that the submitted details in respect of condition 11 of application 13/00525/OUT are **APPROVED**.

32. **17/00572/T Land At Former TRL Site, Crowthorne House, Nine Mile Ride, Wokingham, Berkshire RG40 3GA**

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

A site visit had been held on Saturday 12 August 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Mattick, Mrs McKenzie, Thompson and Peacey.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council recommending approval.
- 20 objections received as summarised in the Agenda papers together with a further 7 objections as summarised in the Supplementary Papers.

RESOLVED that 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]

33. 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.

A site visit had been held on Saturday 12 August 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Mattick, Mrs McKenzie, Thompson and Peacey.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council recommending approval.
- 19 objections received as summarised in the Agenda papers.

RESOLVED 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 and shall be removed by 17 August 2022.
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]
 09. The flags and flag poles hereby granted consent shall not be displayed until details of the design of the flag poles and maintenance of the flags and flag poles have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of the character of the area and residential amenity.
[Relevant Policy CSDPD CS7, BFBLP EN20]
34. **17/00563/FUL Flat Above Paws Nursery, Hayley Green, Warfield, Bracknell, Berkshire**
Erection of first floor conservatory.

A site visit had been held on Saturday 12 August 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Mattick, Mrs McKenzie, Thompson, Ms Gaw and Peacey.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council raising no objections.
- 7 objections comments from 6 addresses as summarised in the Agenda papers.

RESOLVED that the application is recommended to 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 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.
03. 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]

35. **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.

This planning application was deferred from the August Planning Committee.

36. **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.

- 12 objections received as summarised in the Agenda papers together with a further 2 representation, one supporting the application, as summarised in the Agenda papers.

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

01. The development hereby permitted shall be carried out only in accordance with the following plans:-
 - 14.022.100 30 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 boundary treatments (fencing, hedges, walls) have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments shall provide for the free movement of wildlife to and from the site. No dwelling shall be occupied until its boundaries have been provided in accordance with the approved details.
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]

37. **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.

A site visit had been held on Saturday 12 August 2017 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Mattick, Mrs McKenzie, Thompson and Peacey.

The Committee noted:

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

- 23 letters of objections from 19 addresses received as summarised in the Agenda papers and 8 additional letters of objection from 4 addresses received, as summarised in the Supplementary report.

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details (as amended condition 3):
 - 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 1 & 2 – LPA received 18.05.17
 - 253-PL-8008 Proposed elevation 3 – LPA received 18.05.17
 - 255-PL-8008 Proposed 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 Authority.

03. Notwithstanding the details submitted, details of the colour of the external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. 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.

38. **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

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council considering no objection to the proposal, as summarised in the Supplementary report.
- 1 letter of objection received as summarised in the Agenda papers.
- 7 letters of support received as summarised in the Agenda papers and the 8 further letters of support as summarised in the Supplementary Report.
- A petitions with a total of 49 signatures from clients of the nursery have been received, as summarised in the Supplementary report.

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 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.

03. 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]

04. 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]
05. 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]
06. 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]
07. 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]
08. 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]
09. 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]

39. **MISCELLANEOUS ITEM**

The Committee noted the information contained in the Planning Performance Report – Quarter One 2017/18.

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
14th September 2017**

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

		Case Officer	Reporting Officer
5	<p>16/00914/FUL Land At Lower Broadmoor Road and Cricket Field Grove Crowthorne (Crowthorne Ward) Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road. Recommendation:</p>	Sarah Fryer	Martin Bourne
6	<p>17/00659/FUL Raj Bhawan 58 Harmans Water Road Bracknell (Harmans Water Ward) Proposed conversion of single dwelling house to three self-contained apartments with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Matthew Miller	Basia Polnik

Background Papers

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

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

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

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

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

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

SITE LOCATION PLAN

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

THE HUMAN RIGHTS ACT 1998

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

Those rights include:-

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

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

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

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

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

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

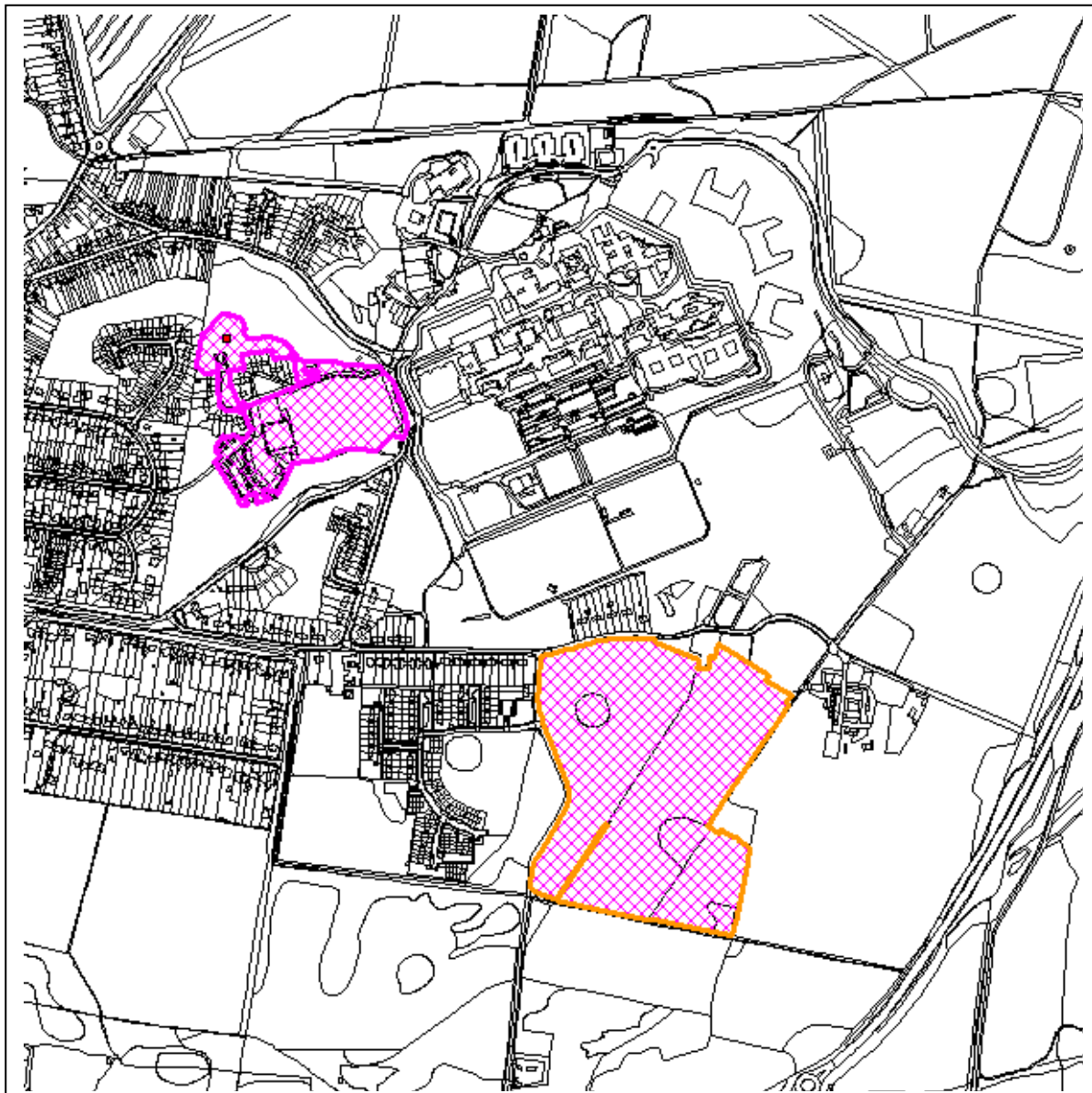
The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.

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ITEM NO: Application No. 16/00914/FUL	Ward: Crowthorne	Date Registered: 20 September 2016	Target Decision Date: 20 December 2016
Site Address:	Land At Lower Broadmoor Road and Cricket Field Grove Crowthorne Berkshire		
Proposal:	Erection of 130 dwellings with associated car parking, garaging, landscaping, informal open space and the formation of two new access points off the existing Cricket Field Grove. In addition, the creation of a publically accessible SANG facility and the provision of two Sports Pitches with associated parking and changing room facilities on land off Lower Broadmoor Road.		
Applicant:	Mr Nick Keeley		
Agent:	(There is no agent for this application)		
Case Officer:	Sarah Fryer, 01344 352000 development.control@bracknell-forest.gov.uk		

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



ADDENDUM TO COMMITTEE REPORT 16/00914/FUL

1.1 Members will recall that this application came before them on 22nd June 2017, when members resolved to approve the application subject to the S106 agreement being completed.

1.2 Since then, additional objections have been received, regarding in particular the relocation of the central access into the proposed development from Cricket Field Grove. The purpose of this report is to inform Members of the additional comments received. For clarification no amendments to the scheme have been received since Members resolved to approve the application.

2.0 HISTORY OF EVENTS

2.1 In February 2017, and following comments made by the Highway Officer, the central access into the site was straightened with the effect that this moved the junction with Cricket Field Grove 10m east and opposite numbers 1 and 2 Cricket Field Grove. The previous version of the layout showed a kink in the access road where it curved around the open space to the north of the housing development to which the highway engineer commented:

'The road alignment is a concern to the Highway Authority as larger vehicles passing along it do obstruct the useable road width for some distance when entering the site'.

2.2 This led to the following recommendation:

'It is advised that it may well be better for the design of the roads to be perpendicular to Cricket Field Grove so that the access issues described above are removed'.

2.3 The Highways Officer was consulted on further versions of the layout and had no comments to make regarding the safety of the new proposed access.

2.4 The re-consultation on amended plans was not undertaken, and this only came to light after the application was reported to committee in June. To address the situation, a re-consultation on amended plans has now been undertaken. This addendum addresses the additional comments received as a result of that re-consultation exercise.

3.0 FURTHER OBJECTIONS

The 5 additional objections received since the application was considered by the committee raised the following issues that had not been previously considered:

- Concerns that the access in this position, directly opposite dwellings, would result in a highway danger and conflict to pedestrians and vehicles exiting and entering the properties.
- There is no footpath adjacent to nos. 1 and 2 Cricket Field Grove, with the result that vehicles swinging into the turning might encroach onto the property.
- Headlights would be harmful to the existing amenities of residents
- Invasion of privacy
- Spoilt view
- Devaluation of property

4.0 PLANNING CONSIDERATIONS

4.1 The additional comments have brought up two issues not fully addressed within the main report.

Highway Safety

4.2 Paragraph 32 of the NPPF states:

'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'.

4.3 Therefore the harm of the proposal to highway safety needs to be severe to justify a refusal of planning permission.

4.4 The location of the access was changed during the proposal due to the tight curvature of the new road and the impact this would have on vehicular safety for vehicles passing along it and the potential for conflict with pedestrians on the new footways.

4.5 Cricket Field Grove is a relatively quiet road with traffic calming which helps control vehicle speeds along it. The new junction is about 10m (centre to centre) from the service road opposite and whilst opposite a driveway it does provide good visibility left and right as well as across the road to the service road and driveway to the existing property.

4.6 In respect of the potential harm to highway safety factors such as adequate visibility, road width as well as traffic flow need to be considered. As mentioned above the visibility for drivers exiting the site is good and the width of the access road as well as Cricket Field Grove are also adequate for the vehicles expected and thus overrunning of driveways opposite the junction is not expected to occur. There is an improved footway proposed along Cricket Field Grove that will ensure pedestrians do not need to walk in the road when approaching the junction. This will also help maintain the safety of such users along Cricket Field Grove.

4.7 In relation to the potential for vehicle conflict, we need to consider the level of activity that will occur in the area concerned. The new junction serves around 30 units which would be expected to generate in the region of 12 outbound movements in the busiest peak hour (weekday AM Peak) with around 3 inbound movements expected at the same time. The reverse would be expected during the weekday PM peak hour. Obviously outside these peaks activity will occur, particularly on the new access road but it is expected to be lower. The individual house opposite would be expected to generate 1-2 two way movements (in and out) at these same peak times. In that regard the view of the Highway Authority is the potential for conflict is limited due to the volume of vehicles likely to be exiting at this point along Cricket Field Grove coupled with the activity of the dwelling opposite.

4.8 Accordingly as set out above it is the opinion of the Highway Authority that the current arrangement is unlikely to lead to severe harm due to the low levels of activity expected and the good visibility between the new access road and driveway opposite, and in accordance of the NPPF paragraph 32 there are no highway safety grounds to support a reason for refusal.

Impact on Residential Amenity

4.9 The objections relate to the new access opposite no. 1 and 2 Cricket Field Grove. These dwellings are located approximately 4m from the highway edge, and 5m from the proposed access.

4.10 Policy EN20 (vii) of the BFBLP seeks that new proposals should not adversely affect the amenity of surrounding properties.

4.11 During the night it is acknowledged that there could be some additional headlight glare into these properties. However, the properties are set back from the existing highway behind driveways. It is not uncommon to have dwellings opposite junctions at this distance. It is therefore

considered that the impact upon the amenities of the occupiers of number 1 and 2 Cricket Field Grove would not be so significant to warrant a refusal of planning permission.

5.0 Conclusion

5.1 It is not considered that the access into Cricket Field Grove would result any additional highway safety concerns or have any significant detrimental effect upon the amenities of local residents to overturn the previous resolution of the planning committee.

RECOMMENDATION

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

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

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

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

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

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

Layouts

- 101502-BAR-SC-01 Rev H (Planning Layout)
- 101502-BAR-SC-02 Rev H (Information Layout)
- 101502-BAR-SC-03 Rev G (Heights Layout)
- 101502-BAR-SC-05 Rev G (Unit types Layout)
- 101502-BAR-SC-07 Rev G (Land use Plan)
- 101502-BAR-SC-06 (Location Plan)
- 5138_P_007 Rev A (Landscape masterplan)
- 6360_PDL01 C (Drainage Strategy)

Flats

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

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

Dwellings

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

Sports Pitches:

5138_P_001 (Overview Plan Sports Pitches and SANG Provision)
5138_P_002 (SANG Provision)
5138_P_005 (Sports Pitch Sections)
S138_P_003 (Sports Pitch Provision)
101502-CF-E1 Rev B (Changing Facilities)
101502-CF-P1 Rev B (Changing Facilities)
6360-PDL-02 A (Drainage Strategy)

Bins and Carports

10152-BS01 Rev A (Bin and Cycle Store type 01)
101502-CP01 (Covered Parking type 01)
101502-CP02 (Covered Parking Type 02)
101502-CP05 (Covered Parking Type 05)
101502-CP06 (Covered Parking Type 06)
101502-CP07 (Covered Parking Type 07)

101502-CP08 (Covered Parking Type 08)
101502-CP09 (Covered Parking Type 09)
101502-SH01 (Cycle Shed 01)
101502-SH02 (Cycle Shed 02)
101502-SUB01 Rev A (Substation)

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

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

REASON: In the interests of the visual amenities of the area and to protect the setting of nearby listed buildings and registered historic park and garden.

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

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the proposed buildings, including the sports amenity block, hereby approved in relation to fixed datum points showing the proposed and existing 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]

05. 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.

06. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

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

[Relevant policies: BFBLP EN25]

07. No superstructure works shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in

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

REASON: For the purpose of protecting and enhancing bio-diversity
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

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

REASON: To safeguard trees and other vegetation considered worthy of retention in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP Policy EN1]

09. The development hereby permitted shall not be occupied until:

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

The details in respect of 1), above 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) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- d) Means of enclosure (walls and fences etc)
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- f) Recycling/refuse or other storage units, play equipment
- g) Other landscape features (water features, seating, trellis and pergolas etc).

Each plot shall be landscaped and completed in full accordance with the approved soft landscape planting scheme, prior to its first occupation. All other hard landscape elements of the approved landscape scheme shall be carried out prior to the occupation of the last dwelling on 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' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

10. No development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing 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 in

writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

- i) A programme of site investigation and recording or alternative appropriate mitigation within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI.

REASON: In the interest of protecting archaeology of the site
[Relevant Plans and Policies: BFBLP EN7 and NPPF]

11. Prior to commencement of development full detailed design of the proposed scheme must be submitted and approved in writing by the LPA. The design shall accord with the strategy set out in WSP FRA and revised drainage strategy design drawing no. 6360-PDL-01-Rev C for Site A and Drawing No. 6360-PDL-02 A for Site B. The design shall be supported by a Geotechnical report to be submitted to the council, which will include additional testing to confirm the infiltration rates in accordance with full BRE 365 compliant test results. The Geotechnical report will confirm the depth and design of the infiltration structures to ensure that there is no risk to slope stability as a result of the proposed strategy and confirm that the design takes into consideration the full hydrological and hydrogeological context of the site to ensure there is no increased risk of flooding off-site. Calculations demonstrating that the structures are sufficiently sized, taking into account the accurate contributing areas and including an allowance for urban creep of 10%, to accommodate the 1 in 100 year + 40% climate change storms shall be included in the submission. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To ensure the site can be adequately drained and prevent flooding.

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

12. Prior to commencement of development confirmation that the proposed drainage strategy does not impact on any areas of contaminated land shall be submitted to and approved in writing by the LPA.

Reason: To ensure the site can be adequately drained without pollution the ground water.

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

13. No gates shall be provided at any of the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

Conditions relating to the residential development at Cricket Field Grove

14. No dwelling shall be occupied until the vehicle and pedestrian access serving that dwelling has been constructed and provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety. [Relevant Policies: CSDPD CS23]

15. No dwelling or apartment shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with approved drawing 101502-BAR-SC-02 rev H. The spaces, including those within carports, shall not thereafter be used for any purpose other than parking and turning.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

16. No superstructure development relating to the residential element shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new

dwellings of 110 litres/person/day, as required under optional Building Regulation Part G, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

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

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

[Relevant Plans and Policies: CSDPD Policy CS12]

18. No dwelling shall be occupied until a habitat management plan has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:

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

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

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

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

19. No aspect of the development (including site clearance and demolition) off Cricket Field Grove shall commence 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:

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

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

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

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

20. Before the commencement of development of the residential element off Cricket Field Grove hereby permitted, the proposed vehicular access's off Cricket Field Grove shall be formed and provided with visibility splays in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

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

21. Prior to the first occupation of any dwelling hereby permitted, a scheme for the removal and landscaping of the parking spaces located on the north side of Cricket Field Grove shall be submitted to and approved in writing. The scheme shall be implemented as approved prior to the first occupation of the dwellings.

REASON: To ensure that there is no increase in parking spaces within 400m of the SPA.
[Relevant Policies: Core Strategy DPD CS14, South East Regional Plan, Saved Policy NRM 6]

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

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9]

23. No apartment or dwelling shall be occupied until secure and covered parking for bicycles relevant to that block or plot has been provided in accordance with the approved drawing(s)/detail(s).

REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, CSDPD CS23]

Conditions relating to the sports pitches and SANG area.

24. The sports pitches or SANG shall not be used until the parking and vehicle access has been constructed and provided in accordance with plan 5138.P.003 which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]

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

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

[Relevant Plans and Policies: CSDPD CS1 and CS7]

26. The new playing fields shall be provided in accordance with the details set out in the planning application, specifically drawing nos. 5138_P_003 and 101502-CF-PL before first occupation of the development hereby permitted. They shall be made available for use in accordance a timetable to be submitted and approved by the Local Planning Authority prior to the first occupation.

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

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

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

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

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

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

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

29. Before the commencement of development of the SANG and Sports Pitches hereby permitted, the proposed vehicular access's off Lower Broadmoor Road shall be formed and provided with visibility splays in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height. The works shall be completed prior to first use.

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

Informatives

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

02. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:-

01. Time
02. Plans considered
08. Arbouricultural method statement
13. No gates
22. Carports not removed
23. Cycle parking
24. Parking to sports pitches

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

03. Materials

- 07. Lighting
- 16. Sustainability Statement

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

- 04. Finished floor levels
- 05. Site maintenance
- 06. Working method statement
- 10. Archaeology
- 11. Drainage scheme
- 12. Drainage scheme
- 17. Energy Demand Assessment
- 18. Bat mitigation
- 20. Visibility splays
- 16. Sports pitch methodology

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

- 09. Landscape
- 14. Provision of access
- 15. Provision of parking space
- 05. Vehicle access
- 06. Vehicle Parking
- 13. Habitat management
- 21. Removal of parking bays
- 15. Playing Fields
- 26. Pitches provided

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

- 25. Management and maintenance of proposed ditches
- 27. Ground conditions of pitches
- 28. Bridge between sports pitches
- 29. Visibility splays to access

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

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

In the event of the s106 planning obligations not being completed by 22.10.2017 the Head of Planning be authorised to extend the deadline or REFUSE the application for the following reasons:-

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

Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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

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

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

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

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

Original Report

1. SUMMARY

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

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

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

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

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

RECOMMENDATION
Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

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

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

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

Cricket Field Grove

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

parking; which is provided within communal areas, some containing garage blocks, to the front or rear of the properties.

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

Lower Broadmoor Road

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

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

4. RELEVANT SITE HISTORY

4.1 Cricket Field Grove
None Relevant

4.2 Lower Broadmoor Road
None Relevant

5. THE PROPOSAL

Cricket Field Grove

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

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

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

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

Lower Broadmoor Road

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

the sports pitches and 8 spaces for the SANG would be located to the west of the sports buildings. Vehicle access would be from Lower Broadmoor Road, via a new access.

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

6. REPRESENTATIONS RECEIVED

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

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

Crowthorne Rugby Club

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

Berkshire Gardens Trust

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

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

Crowthorne Parish Council

- 6.5 Recommends approval however requests that the following points be looked at:
- The number of affordable houses in relation to the total number [of dwellings]
 - Provision should be made for key workers

7. SUMMARY OF CONSULTATION RESPONSES

Sports England

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

Historic England

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

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

Berkshire Archaeology

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

Natural England

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

Conservation Advisor

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

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

Highways

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

Lead Local Flood Authority

7.9 Has recommended conditions.

Bio-diversity Officer

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

SPA

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

Landscape Officer

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

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

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

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

	development	
Open Space provision	CSDPD Policy CS8: Recreation and Culture Saved Policy R4 of the BFBLP: Provision of open space of public value	Consistent with paras. 72 & 74 of the NPPF. Consistent with the NPPF Chapter 8.
Conservation	Saved policy EN12: Historic parks and gardens	Consistent with NPPF (Para. 131)
Noise	Saved Policy EN25 of the BFBLP: Noise and other pollution	This is considered to be consistent with paras. 17(4), 17(7) and 109(4) of the NPPF.
SPA	SEP Policy NRM6: Thames Basin Heaths Special Protection Area CSDPD Policy CS14: Thames Basin Heaths Special Protection Area Saved Policy EN3 of the BFBLP: Nature Conservation	Consistent with the NPPF (Chapter 11)
Supplementary Planning Documents (SPD)		
Parking Standards SPD (2016)		
Design SPD (2017)		
Street scene SPD ()		
Other publications		
National Planning Policy Framework (NPPF) Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Historic England Good Practice Advice in Planning Note 4: Tall Buildings Sport England's Exception Policy Character Area Assessments Chapter 3: Crowthorne Bracknell Forest Borough Landscape Character Assessment (LUC) 2015		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Design and Layout
- iii. Impact upon character of the area
- iv. Impact on the setting of listed buildings
- v. Residential Amenity
- vi. Transportation
- vii. Ecology
- viii. Drainage
- ix. Archaeology
- x. Trees and landscaping
- xi. Relocation of sports pitches

- xii. Securing necessary infrastructure / CIL
- xiii. Thames Basin Heaths Special Protection Areas (SPA)
- xiv. Affordable Housing
- xv. Sustainability Issues
- xvi. Waste management

i. Principle of Development

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

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

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

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

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

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

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

The proposed development of the sports pitches and SANG

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

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

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

ii. Design and layout

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

Cricket Field Grove

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

Layout

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

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

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

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

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

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

9.17 Accordingly the layout is considered acceptable.

Design and appearance

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



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



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

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

Conclusion

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

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

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

Land at Lower Broadmoor Road

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

iii Impact upon the Character of the area

Cricket Field Grove

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

Lower Broadmoor Road

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

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

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

Conclusion

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

ix. Impact on the setting of listed buildings

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

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

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

Legislation and Planning Policy

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

Assessing the Significance of Heritage Assets

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

Cricket Field Grove

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

Land off Lower Broadmoor Road

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

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

Conclusions

Cricket Field Grove

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

Land off Lower Broadmoor Road

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

v. Residential amenity.

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

Cricket Field Grove

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



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



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

Lower Broadmoor Road

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

Conclusion

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

vi Transportation

Cricket Field Grove

Access

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

Parking

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

Traffic Impact

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

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

Land off Lower Broadmoor Road

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

Conclusion

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

vii. Ecology

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

Cricket Field Grove

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

Land off Lower Broadmoor Road.

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

viii. Drainage

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

Cricket Field Grove

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

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

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

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

ix. Archaeology

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

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

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

x. Trees and Landscaping

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

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

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

Cricket Field Grove

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

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

Lower Broadmoor Road

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

Conclusion

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

xi. Relocation of Sports Pitches

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

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

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

xii. Securing necessary infrastructure / CIL

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

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

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

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

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

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

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

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

xiii. Thames Basin Heaths Special Protection Areas (SPA)

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

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

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

Cricket Field Grove

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

Land off Lower Broadmoor Road

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

xiv. Affordable Housing

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

xv. Sustainability issues

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

xvi. Waste Management

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

10. PLANNING CONSIDERATIONS

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

Cricket Field Grove

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

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

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

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

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

Land off Upper Broadmoor Road

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

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

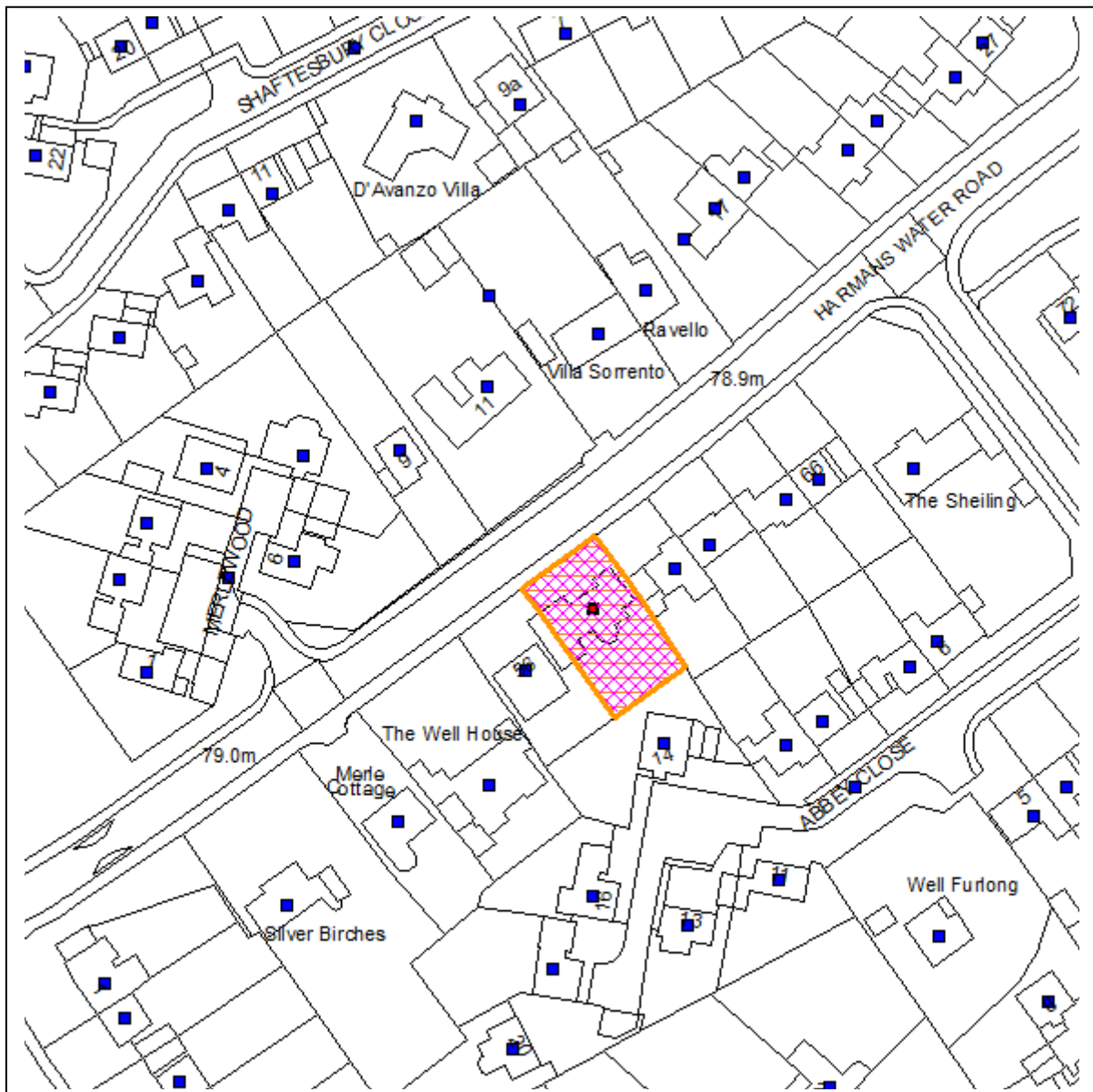
10.9 These elements are recreational uses, an acceptable use within the countryside. It is considered that the associated new building would not detrimentally affect the character of the area or the setting of the protected parkland. As with the residential element, the built form of Broadmoor remains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

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

[Officer Note: The recommendation and conditions has been omitted as they are contained on the addendum report]

ITEM NO:			
Application No.	Ward:	Date Registered:	Target Decision Date:
17/00659/FUL	Harmans Water	29 June 2017	24 August 2017
Site Address:	Raj Bhawan 58 Harmans Water Road Bracknell Berkshire RG12 9PT		
Proposal:	Proposed conversion of single dwelling house to three self-contained apartments with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation.		
Applicant:	Mr & Mrs M Goyal		
Agent:	Ms Anupama Srivastava		
Case Officer:	Matthew Miller, 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 the conversion of single dwelling house to three self-contained apartments with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation.
- 1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties or future occupiers of the proposed flats and would not adversely impact upon the character and appearance of the surrounding area. The proposals would be acceptable in terms of highway safety and parking, subject to proposed conditions. Relevant conditions will also be imposed in relation to detailed design, trees and sustainability and a section 106 agreement will be entered into in relation to impacts on the SPA.

RECOMMENDATION
Delegate to the Head of Planning to grant planning permission following the completion of a s106 agreement and subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application has been called to committee by Councillors Dudley, Mrs Mattick, and Turrell, in view of concerns regarding the impact of the proposal on the character of the area, and on highway safety. This follows the receipt of 3no. objections and a previous application on this site having been considered by the Planning Committee (16/00375/FUL).

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within settlement boundary
Between 400 metres and 5 kilometres of the SPA
Trees to rear of property are subject to a TPO

- 3.1 Raj Bhawan, 58 Harmans Water Road, is two storey, linked-detached dwelling (through its garage) located in a predominately residential area. The dwellinghouse has been extended to the side, front and rear, through single and two storey extensions. The property contains a hardsurfaced frontage forming a driveway, with an attached garage (approved to be converted under extant planning permissions). The property benefits from an enclosed rear garden with trees subject to TPO 1053 within the vicinity of the rear boundary.

4. RELEVANT SITE HISTORY

- 4.1 14255
Section 6/1 approval New Towns Act 1965 (Prop 251 33 dwellings)
Approved 1968
- 4.2 604472
Two storey side extension to form lounge and bedroom, erection of front storm porch.
Approved 1979
- 4.3 615894

Single storey front extension.
Approved 1990

- 4.4 16/00375/FUL
Erection of part single, part two storey rear extension following demolition of existing conservatory, conversion of garage into habitable accommodation with addition of pitched roof over garage, addition of pitched roof over existing front facing dormer and an extension to the dropped kerb.
Approved (2016)
- 4.5 16/01200/FUL
Section 73 application for the variation to condition 2 to planning permission 16/00375/FUL for the erection of part single, part two storey rear extension following demolition of existing conservatory, conversion of garage into habitable accommodation with addition of pitched roof over garage, addition of pitched roof over existing front facing dormer and an extension to the dropped kerb. (For clarity the proposed is to increase depth of the rear extension at ground + first floor levels and width of first floor element)
Approved (2017)

5. THE PROPOSAL

- 5.1 The proposed development is the sub-division of the existing seven bedroom dwellinghouse into three self-contained apartments. This would consist of a one-bedroom apartment and a two-bedroom apartment at ground floor level, with a three-bedroom apartment at first floor level (six bedrooms in total). It is proposed to retain the existing rear garden as an amenity area serving all three apartments, and to retain the existing hardsurfaced frontage for parking.
- 5.2 In addition to the sub-division, the proposed plans show a single storey front and side extension on the western part of the dwelling, with associated roof alterations to the existing western element. It would measure 2.6 metres in width, 1.2 metres in depth, and would connect to the raised pitched roof of the single storey element behind, which would form a total height of 4.4 metres. This extension has already been implemented, and while applied for under this application, it has already been approved under previous planning applications 16/00375/FUL and 16/01200/FUL.
- 5.2 A canopy forming a porch is proposed to be erected to the eastern side of the dwelling (as part of the proposed access to an apartment), measuring 1.0 metre in depth, 1.6 metres in width, and 3.0 metres in height.
- 5.3 A balcony (with access door) is proposed to be formed on the first floor of the front elevation, above the existing main entrance door, measuring 1.6 metres in depth and 3.4 metres in width.
- 5.4 It is also proposed to insert an additional access door on the front elevation of the ground floor of the existing dwelling, next to the existing access door.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council:

- 6.1 Bracknell Town Council object to the proposal on the following grounds:
- the proposal would constitute overdevelopment of the area;

- the proposal would result in an increase in traffic generation on to a busy main road, without provision for off-street maneuvering space (i.e. vehicles would not access or egress the site in forward gear);
- the rear dormers would result in an adverse loss of privacy to the occupants of neighbouring properties.

[Officer Comment: the rear dormers have the benefit of planning permissions 16/00375/FUL and 16/01200/FUL, and do not form part of this application].

Other Representations:

- 6.2 A total of 2no. objections have been received from occupants of neighbouring properties at 14 Abbey Close (to the rear) and 56 Harmans Water Road (to the west). The objections can be summarised as follows:
- the proposal would result in a greater intensity of use that would be detrimental to the character of the area (overdevelopment) and to the occupants of neighbouring properties. Furthermore the rear balcony results in an adverse loss of privacy;
 - concerns over the standard of construction of the development that has been approved so far.

[Officer Comments: The development to the rear has the benefit of planning permission, and does not form part of this application. The case officer considers that the standard of construction does not give rise to any breach of planning in terms of requiring matching materials. Any further matters would be subject to Building Regulations legislation.

The objection from 56 Harmans Water Road makes reference to being supportive of the case officer's concerns. However, the case officer (Matthew Miller) has not raised concerns].

- 6.3 A support comment has been received from the occupant of the neighbouring property of 60 Harmans Water Road to the east. The occupant supports the proposal on the following grounds:
- the proposed sub-division of the dwelling into three residential units is considered preferable to utilising the existing dwelling as a House in Multiple Occupation (HMO);
 - the external alterations proposed to the existing building are limited, and
 - the proposal would provide a contribution to the Council's housing supply through a net increase in residential units.

- 6.4 No further representations have been received.

7. SUMMARY OF CONSULTATION RESPONSES

Highway Officer:

- 7.1 The Highway Officer raises no objection, subject to the imposition of conditions concerning parking and access.
- 7.2 No other 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
Housing	CS15 of CSDPD	Consistent
Design	CS7 of the CSDPD	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Trees	EN1 and EN2 of BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP CS23 of the CSDPD	Consistent - Para. 39 refers to LPAs setting their own parking standards for residential development
Sustainability	CS10 and CS12 of CSDPD	Consistent
SPA	SEP Retained Policy NRM6, 'Saved' Policy EN3 of BFBLP, Policy CS14 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (2012)		
Parking Standards SPD (2016)		
Design SPD (2017)		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

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. Transport and Highways Considerations
- v. Tree Implications
- vi. Sustainability Implications
- vii. SPA
- viii. 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 and is a previously developed site. The proposal would provide a net increase of two residential units, contributing to the supply and mix of housing within the Borough. Therefore, the principle of development on this site is acceptable.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The dwellinghouse has been previously altered and enlarged in various manners appropriate to its location within an established urban residential area, and the wider character of the street scene. This includes enlargements to the rear and both sides of the dwelling.

9.4 While the applicant has applied for a single storey front and side extension on the western part of the dwelling, with associated roof alterations, it is noted that this element of the proposal has already been granted planning permission, and has also

been implemented. In view of this and the previous assessments undertaken to this element, it is not considered that this part the development results in an adverse impact on the character of the area.

- 9.5 The proposed external alterations to the dwelling therefore comprise the proposed side canopy, front balcony, and alterations to fenestration.
- 9.6 It is not considered that the proposed side canopy would result in an adverse impact on the host dwelling or surrounding area in view of its overall size and architectural form.
- 9.7 The proposed front balcony, while clearly visible in the street scene, would not be considered to form an overly prominent feature, and would be in keeping with the existing architectural layout and form of the dwelling. The balcony is not considered to be excessive in size, particularly in terms of width, and is similar to the balcony present to the rear of the dwelling. While balconies are not a common feature in the street scene, Harmans Water Road contains a variety of dwellinghouse layouts and forms, and therefore has a varied design character.
- 9.8 The proposed alterations to the fenestration are considered to be limited, and with matching materials, would not be prominent or uncharacteristic in appearance.
- 9.9 It is not considered that the proposal would constitute overdevelopment of the site, as with the exception of the proposed canopy (which is of limited size), no additional built form would be added. The balcony would occupy a section of existing roof on a front single storey element.
- 9.10 While a sub-division of the dwelling would take place, its visual impact would be limited, as explained in the report above. The dwelling is located in a built-up urban residential area, and therefore such a sub-division is not inappropriate to the character of the area.
- 9.11 It is therefore considered that the development would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF, subject to a condition requiring matching materials.

iii. Impact on Residential Amenity

- 9.12 In terms of the additional proposed external development, the proposed side canopy would be single storey in height and its overall bulk and massing would have limited impact on the amenities of neighbouring properties.
- 9.13 The proposed front balcony would have views of the frontage of the neighbouring properties of 56 and 60 Harmans Water Road. However, these frontages are open to views from the street and do not constitute private, enclosed gardens, and a degree of overlooking to property frontages is typically accepted as a common situation, particularly in built-up urban areas. Furthermore the proposed balcony would have a separation distance of 18 metres to the property on the opposite side of Harmans Water Road to the front – Brendon Lodge, 11 Harmans Water Road.
- 9.14 It is not considered that the sub-division of the building from a single dwellinghouse to three apartments would result in an increased intensity of use that would have a material adverse impact on residential amenity. The rear balcony and rear windows have been assessed as acceptable within previous planning permissions. It is not considered that the proposal would give rise to a materially greater use of the balcony by the occupants, and it is noted that the total number of bedrooms within the building

would be reduced by one. The rear balcony itself is considered acceptable, particularly in view of its enclosed nature.

- 9.15 In terms of the amenities of potential occupants of the proposal, the apartments would be self-contained and therefore would be no overlooking or loss of privacy impacts between occupants. The rear garden would be utilised as a shared amenity area and this is considered acceptable for an apartment building. While the rear garden is not large, it is considered big enough to provide adequate outdoor amenity space for three apartments, particularly as many apartment buildings do not have dedicated enclosed amenity space.
- 9.16 It is therefore considered that the proposed development would not result in an adverse impact on the amenities of neighbouring residents, in accordance with 'Saved' BFBLP Policy EN20, the Design SPD, and the NPPF.

iv. Transport and Highways Considerations

- 9.17 The property takes access off Harmans Water Road, a local distributor road (classified C road) which is subject to a 30mph speed limit and is traffic calmed with give-way priority features.
- 9.18 In accordance with the guidance contained within the Parking Standards SPD (2016) the proposal would give rise to the requirement of five individual off-street parking spaces. This is calculated as follows:
- one 3no. bedroom apartment [flat 1] = two parking spaces,
 - one 2no. bedroom apartment [flat 2] = two parking spaces,
 - one 1no. bedroom apartment [flat 3] = one parking space.
- 9.19 A parking plan has been submitted which demonstrates that five parking spaces can be accommodated within the existing hardsurfaced frontage of the property, however the existing dropped kerb would need to be enlarged to provide independent access to these parking spaces.
- 9.20 The Highway Officer has been consulted on the proposal and advises that the proposal would not allow for off-street turning of vehicles to enable them to access and egress the site in forward gear. However the Highway Officer also advises that this is a common situation along Harmans Water Road, and is also the existing situation for the property.
- 9.21 Furthermore, sight-lines of 2.4m by 70m can be achieved in either direction for vehicles exiting parking spaces, which exceeds requirements. In addition parking spaces are not tight to the boundary with no. 60, where there is a high fence and therefore adequate visibility to passing pedestrians (including children given there is a nearby school) can be achieved.
- 9.22 A 1.5m wide pedestrian access to the front doors to 'flats' 1 and 3 would be provided based on the plans and a 1.2m wide pedestrian access to 'flat 2' and rear cycle parking could be provided, and this arrangement is acceptable. A bin store is shown on the plans to the front of the property and details of this would be secured by condition.
- 9.23 It is noted that the 5no. parking spaces without turning space and the associated enlargements to the dropped kerb were also approved under previous planning applications. The parking situation is therefore an extant one.

- 9.24 Conditions are recommended to secure the provision of the enlarged dropped kerb and to retain the parking arrangements. An additional condition is recommended to secure details of cycle parking to the rear of the property.
- 9.25 It is therefore considered that the development would not result in an adverse impact on highway safety, in accordance with Policy CS23 of the CSDPD, 'Saved' Policy M9 of the BFBLP, the Parking Standards SPD (2016), and the NPPF, subject to the recommended conditions.

v. Tree Implications

- 9.26 There is a blanket Tree Preservation Order (TPO) reference number: TPO 1053, located in the rear garden of Raj Bhawan, adjacent to the rear boundary. All trees within this TPO are protected. There is one tree in the rear garden of the application site which is within TPO 1053.
- 9.27 As the proposed external works would be to the front of the building, it is not considered that the proposal would give rise to adverse harm to these protected trees. However, a condition is recommended with regards to the siting of stored building materials and associated construction works, to restrict their incidence in the vicinity of these trees.
- 9.28 Subject to the recommended condition, the proposal is not considered to result in an adverse impact on trees, in accordance with CSDPD Policy CS7 and BFBLP 'Saved' Policies EN1, EN20, and the NPPF.

vi. Sustainability implications

- 9.29 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. No Sustainability Statement has been submitted. Therefore a planning condition is recommended requiring the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.
- 9.30 Policy CS12 requires an Energy Demand Assessment to be submitted. No Assessment has been submitted. Therefore a planning condition is recommended requiring an Energy Demand Assessment to demonstrate that 10% of the developer's energy demands would be offset as a result of implementing renewable energy measure.

vii. SPA implications

- 9.31 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 1.4 km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.
- 9.32 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) and the Planning Obligations SPD. The strategy is for relevant developments to make financial contributions towards the

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

- 9.33 In this instance, the development would result in a net increase of 1no. one bedroom, 1no. two bedroom, and 1no. three bedroom apartments replacing a single seven bedroom dwelling, which results in a total SANG contribution of £1782.
- 9.34 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will be also calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £584.
- 9.35 The total SPA related financial contribution for this proposal is £2366. Subject to the completion of the S106 agreement, the proposal would not have an unacceptable impact on the SPA and would comply with SEP Retained Policy NRM6, CS14 of CSDPD and the NPPF.

viii. Community Infrastructure Levy (CIL)

- 9.36 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 the proposed additional floor space would not involve a change of use from existing residential use, it is not CIL liable. The proposed single storey front and side extension would be less than 100 square metres and therefore is also not CIL liable, as per the CIL Regulations 2010 (as amended). In addition, Bracknell Forest Council does not charge CIL on new housing extensions.

10 CONCLUSIONS

- 10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It would not adversely affect the residential amenities of neighbouring properties or future occupiers of the proposed flats and would not have an adverse impact on the character and appearance of the surrounding area. Furthermore it is not considered that the proposal would have an adverse impact on highway subject to the imposition of conditions.
- 10.2 Relevant conditions will be imposed in relation to detailed design, tree protection and sustainability. A legal agreement will secure contributions for SPA mitigation. The proposal is therefore considered to accord with Policy CP1 of the SALP, Policies CS1, CS2, CS7, CS10, CS12 and CS23 of the CSDPD, 'Saved' Policies EN1, EN3, EN20 and M9 of BFBLP, Retained Policy NRM6 of the SEP, the Design SPD, the Parking Standards SPD, and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD, all in accordance with the NPPF.

11 RECOMMENDATION

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

That the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s):-

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 29 June 2017:

HR-01 'Location And Block Plan'

HR-04 'Proposed Ground And First Floor Plan'

HR-05 'Proposed Elevations'

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun until a site specific method statement for the storage of materials and the associated construction works undertaken in respect of the development located within the minimum Root Protection Areas (RPA's) of the protected trees to the rear of the property, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- a) The 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.
- g) A site plan identifying all areas where such work is to be undertaken.
- h) The timing and phasing of the above works.

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

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

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

05. The development hereby approved shall not be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.

[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

06. The development hereby approved shall not be occupied until the 5no. off-street parking spaces as shown on drawing HR-01 'Location And Block Plan' received by the Local Planning Authority on 29 June 2017 has been provided in accordance with the approved plans. The parking spaces shall thereafter be retained for the use of the parking of vehicles at all times.

REASON: To ensure that an acceptable level of off-street parking is provided to the property, in the interests of highway safety.

[Relevant Policies: CSDPD Policy CS23, BFBLP 'Saved' Policy M9]

07. The development hereby approved shall not be occupied until elevational details (including dimensions) for the proposed bicycle store shown on drawing HR-01 'Location And Block Plan' are submitted to, and approved in writing by, the Local Planning Authority. The cycle store shall be implemented prior to the occupation of the development, and in accordance with the approved details, and shall be retained for the use of cycle storage at all times.

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

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

08. The development hereby approved shall not be occupied until elevational details (including dimensions) for the proposed bin store shown on drawing HR-01 'Location And Block Plan' are submitted to, and approved in writing by, the Local Planning Authority. The bin store shall be implemented prior to the occupation of the development, and in accordance with the approved details, and shall be retained for the use of bin storage at all times.

REASON: In order to ensure adequate bin storage facilities are provided, in the interests of the character of the area.

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

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. Commencement
 2. Approved plans
 3. Materials match existing
 6. Parking retention

Details will be required in respect of the following conditions before the commencement of development:

4. Tree protection
 5. Access provision
 7. Cycle storage
 8. Bin storage
3. The applicant is advised that it is illegal to drive vehicles over the public footpath without the provision of a formal dropped kerb. The Street Care Team should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks' notice to obtain details of underground services on the applicant's behalf.
 4. 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.
 5. 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.

In the event of the S106 agreement not being completed by 30 November 2017, the Head of Planning be authorised to either extend the period further or to refuse the application on the grounds of:

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, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

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