



NOTICE OF MEETING

Planning Committee

Thursday 22 March 2018, 7.30 pm

**Council Chamber, Fourth Floor, Easthampstead House, Town Square,
Bracknell - Easthampstead House, Town Square, Bracknell, RG12
1AQ**

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

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If you require further information, please contact: Hannah Stevenson
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Published: 13 March 2018



Planning Committee
Thursday 22 March 2018, 7.30 pm
Council Chamber, Fourth Floor, Easthampstead House, Town Square, Bracknell - Easthampstead House, Town Square, Bracknell, RG12 1AQ

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 22 February 2018.

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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. 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 17/01273/FUL The Mango Tree, 63 Church Street, Crowthorne, Berkshire RG45 7AW**

Erection of three storey building providing 5no. 2 bed flats over 3 floors with private shared amenity space and car parking following demolition of existing building. 39 - 50
6. **PS 17/01236/FUL 26 Blackmoor Wood, Ascot, Berkshire SL5 8EN**

Application for the raising of roof to create additional habitable accommodation, the erection of a single storey rear extension, front porch and detached garage following demolition of existing garage. 51 - 62
7. **17/01087/FUL Land At Former Garth Hill College Site, Sandy Lane, Bracknell**

Erection of 89 dwellings with associated car and cycle parking, landscaping, access (vehicular access from Sandy Lane via Hurley Drive) and associated works following demolition of existing buildings. 63 - 88
8. **17/01076/FUL 3 Kilmington Close, Bracknell, Berkshire RG12 0GL**

Change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and Beauty Salon (sui generis). (Retrospective) 89 - 96

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**PLANNING COMMITTEE
22 FEBRUARY 2018
7.30 - 9.20 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), 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

Also Present:

Councillors Turrell

73. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 18 January 2018 be approved as a correct record and signed by the Chairman.

74. Declarations of Interest

Councillor Thompson declared an Affected Interest in item 5 of the agenda as a Governor of Edgbarrow School and would be leaving the room for the duration of the item.

Councillor Birch declared a Pecuniary Interest in item 10 of the agenda as he was the applicant and would be leaving the room for the duration of the item.

75. Urgent Items of Business

There were no urgent items of business.

76. 17-00391-FUL Edgbarrow School, Grant Road, Crowthorne, Berkshire RG45 7HZ

Upgrade of existing sports field comprising level changes and new drainage network.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council as detailed in the supplementary report.
- The comments of Sandhurst Town Council recommending refusal of the application.
- The 62 objections received as summarised in the agenda papers.

A site visit had been held on Saturday 17 February 2018 which had been attended by Councillors Birch, Brossard, Finnie, Dr Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Thompson and Turrell.

RESOLVED that application 17-00391 be **REFUSED** subject to the following reason:

The proposal is considered to result in adverse highway safety implications and is therefore not considered to comply with BFBLP Policies M4, M9, EN20 and Core Strategy Development Plan Document Policies CS23 and CS24 and the NPPF.

77. **17/00929/FUL 28 Meadow Way, Bracknell, Berkshire RG42 1UF**

Erection of 4no. dwellings following demolition of existing bungalow, including widening of existing vehicular access with associated parking, refuse and cycle storage.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council considered no objection.
- The objections from 6 different postal addresses received as summarised in the agenda papers.

A site visit had been held on Saturday 17 February 2018 which had been attended by Councillors Birch, Brossard, Dudley, Finnie, Dr Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Phillips, Thompson and Turrell.

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);

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 22 November 2017 and 9 January 2018:

Drawing 17-03-PL-101-B
Drawing 17-03-PL-102-A
Drawing 17-03-PL-201-B
Drawing 17-03-PL-501-B
Drawing 17-03-PL-502-A
Drawing 17-03-PL-503-A
Drawing 17-03-PL- 504-A
Drawing 17-03-PL-505
Drawing 17-03-PL-506
Drawing 17-03-PL-601-A
Drawing 17-03-PL-701

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

03. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local

Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

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

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

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

05. The first and second floor windows in the side elevation of plot 2 facing east shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. The rooflights in the roof slopes of plots 1 and 2 facing north shall at all times be no less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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

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

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

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

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

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

10. Notwithstanding the details submitted, the development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

11. The development shall be implemented in full accordance with the details provided in the document entitled Sustainability Statement by Low Carbon Box received 31 August 2017 in relation to energy demand and renewable energy and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

12. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

13. The dwellings hereby permitted shall not be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings and retained as such thereafter.

REASON: In order to ensure bicycle facilities are provided.

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The dwellings shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. No gates shall be provided at the vehicular accesses to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

[Relevant Policies: Core Strategy DPD CS23]

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

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

[Relevant Policies: CSDPD CS1, BFBLP EN25]

19. The demolition of the existing buildings on site shall be undertaken in full accordance

with the details provided in the document by CSA Environmental received 22 November 2017 by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

20. The bird and bat boxes and other biodiversity enhancements shall be implemented in full accordance with the details and plan provided in the document by CSA Environmental received 22 November 2017 by the Local Planning Authority before the occupation of the dwellings hereby permitted and shall thereafter be observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

21. All existing trees, hedgerows and groups of shrubs shown to be retained in the document/plans of the Arboricultural Method Statement by CSA Environmental received 22 November 2017 by the Local Planning Authority shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved document/drawings.

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

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

22. The protective fencing and other protection measures specified by condition 21 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

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

In addition to the protection measures specified above,

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

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

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

23. The development hereby permitted shall not be begun until:

(i) a site layout plan showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works

have been submitted to and approved in writing by the Local Planning Authority.

Details of the site layout plan shall include: -

Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.

Surface water/ foul drainage and associated inspection chambers (existing reused and new)

Soak-aways (where applicable)

Gas, electricity, telecom and cable television.

Lighting columns and all associated ducting for power supply.

Phasing and timing of works.

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

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

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

24. All hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations', shall be based on a porous 'No-Dig' principle of construction in accordance with the document/plans contained in the Arboricultural Method Statement by CSA Environmental received 22 November 2017 by the Local Planning Authority. The Statement shall be observed, performed and complied with.

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

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

25. No dwelling shall be occupied until the existing accesses to the site have been closed and the footways/verges are provided over the closed accesses in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

78. **17/01149/FUL The Blue Lion, Broad Lane, Bracknell, Berkshire RG12 9DB**

Erection of a two and a half storey building forming 12 no. 2 bedroom flats together with associated cycle and vehicle parking, refuse storage, landscaping and associated infrastructure following demolition of existing public house and associated buildings.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council refusing the application.
- The 2 letters of objections received as summarised in the agenda papers.
- The 4 comments received as summarised in the agenda papers.

A site visit had been held on Saturday 17 February 2018 which had been attended by Councillors Birch, Brossard, Finnie, Dr Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Thompson and Turrell.

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 Basin Heaths Special Protection Area (SPA).

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

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

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

02. The development hereby submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 30.10.17:

LOC01, 02/C, 010/A, 011/A, 012/A, 013/A, 014/A, 020/A

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

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

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

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

04. No construction works shall take place until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been

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

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

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

05. No construction works shall take place until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the building approved in this permission.

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

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

06. The first and second floor bathroom windows serving Plot 8 and Plot 12 located in the east facing side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. No flat shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with the approved plans.

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

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. No flat shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

11. No flat shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. They shall be retained as such thereafter.

REASON: In order to ensure bicycle and refuse storage facilities are provided.

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

12. No flat shall be occupied until a 2.0m wide footway has been constructed across the site frontage to the north in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

13. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the flats that the parking relates to and shall thereafter be retained.

REASON: To ensure that people with disabilities have adequate access to the development.

[Relevant Policy BFBLP M7]

14. No gates shall be provided at the vehicular access to the site until details of the gates have been submitted to and approved in writing by the Local Planning Authority. The gates so approved shall be retained as such thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

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

[Relevant Policies: Core Strategy DPD CS23]

16. No construction works shall commence until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

17. The development hereby permitted shall be carried out in accordance with the enhancement measures outlined in the Bat Emergence Survey dated 9 May 2016 and retained as such thereafter.

REASON: In the interests of nature conservation.

[Relevant Policies: CSDPD CS1, CS7]

18. The development shall not commence until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. Details shall include further infiltration testing in full accordance with BE365 to support the assumed rates, full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, permeable paving design, planting (if necessary), details of proposed filter traps, access for maintenance and drawings as appropriate. The development shall be carried out in accordance with the approved details.

The design shall accord with the principles set out in the CEP Drainage and Maintenance Statement dated 26 October 2017.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Policy: CSDPD CS1]

19. No flat shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

20. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as 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]

79. **17/00775/FUL The Crown Estate Depot, Swinley Road, Ascot, Berkshire SL5 8AZ**

Erection of a barn (B1 and B8 use) following demolition of existing barn.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- That Winkfield Parish Council raised no objection.
- No representations had been received.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 27 July 2017:

BP/1709/02 'Block Plan'

SP/1709/03 'Site Plan'

PEL/1709/4 'Plans And Elevations'

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

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

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

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

04. The development hereby permitted shall not be occupied until the parking and turning areas as shown on Drawing SP/1709/03 'Site Plan' received by the Local Planning Authority on 27 July 2017, have been provided in accordance with the approved plans. The areas shall thereafter be retained for the use of the parking and turning of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met, and to enable large vehicles to access and egress the site.

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

05. The mitigation and enhancement strategy detailed in Section 6.2 of the Preliminary Ecological Appraisal (Windrush Ecology, Ref: W2641_rep_The Old Forestry Depot_07-11-17, November 2017), received by the Local Planning Authority on 9 November 2017, shall be fully implemented and complied with.

REASON: In the interests of nature conservation.

[Relevant Policies: Cores Strategy DPD CS1 and CS7, BFBLP 'Saved' Policy EN3]

06. No demolition shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be performed prior to the demolition, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Policies: Cores Strategy DPD CS1 and CS7, BFBLP 'Saved' Policy EN3]

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

REASON: In the interests of nature conservation

[Relevant Policies: Cores Strategy DPD CS1 and CS7, BFBLP 'Saved' Policy EN3]

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that order), no external lighting shall be installed on the site or affixed to the development hereby approved, except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be

clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

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

80. **17/01109/FUL Blue Mountain Golf Club and Conference Centre, Wood Lane, Binfield, Bracknell, Berkshire RG42 4EX**

Section 73 application for the variation of conditions 39 and 43 of planning permission 16/00020/FUL, a hybrid planning application seeking (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. (For Clarification: this application is for amendments to conditions 39 and 43 to vary the trigger points in relation to the implementation of off-site highway works).

The Committee noted:

- That no representations had been received.

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

01. With the exception of Phase 1 and prior to the commencement of any Phase or Sub-phase, applications for the approval of the details relating to layout, scale, appearance and landscaping of the development hereby permitted (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars submitted in relation to these Reserved Matters shall be carried out in accordance with these reserved matters.

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

02. Applications for approval of all the Reserved Matters for the first Phase of residential development shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Applications for approval of the Reserved Matters relating to subsequent phases shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.

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

03. The development approved by Reserved Matters shall begin no later than the expiration of three years from the final approval of the reserved matters for that Phase, or, in the case of approval on different dates for a single Phase, the final approval of the last such matter to be approved.

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

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

10.124/P001 - site location plan

BLV-0100-00-ZZ-DR-A-00000/P4 - location plan

10.124/P021 Rev B - Plan showing the extents of the outline and full planning application.

Phase 1 Learning Village Elevations and Layouts:-

BLV-0100-00-ZZ-DR-A-00050/P5- aerial view
BLV-0100-00-ZZ-DR-A-00056/P4 - external courtyard views
BLV-0107-00-ZZ-DR-L-00016/P6 - amended planting plan 01
BLV-0107-00-ZZ-DR-L-00003/P5 - general arrangements plan
BLV-0107-00-ZZ-DR-L-00002/P3 - tree retention and removal plan
BLV-0107-00-ZZ-DR-L-00001/P4 - landscape site plan
BLV-0100-Z1-ZZ-DR-A-21011/P1 - planning - typical bay detail - primary
BLV-0100-Z1-ZZ-DR-A-21010/P1 - planning - typical bay detail - secondary.
BLV-0100-Z1-ZZ-DR-A-00295/P2 - GA elevations - sports - planning
BLV-0100-Z1-ZZ-DR-A-00294/P4 - GA elevations - secondary - courtyard
BLV-0100-Z1-ZZ-DR-A-00293/P3 - GA elevations - secondary - courtyard.-...
BLV-0100-Z1-ZZ-DR-A-00292/P1 - GA elevations - secondary - north & west
BLV-0100-Z1-ZZ-DR-A-00291/P1 - GA elevations - secondary - south & east
BLV-0100-Z1-ZZ-DR-A-00290/P1 - GA elevations - primary - planning
BLV-0100-Z1-ZZ-DR-A-00206/P6 - GA elevations - school buildings
BLV-0100-Z1-R1-DR-A-00194/P1 GA PLAN - primary - roof - level 01
BLV-0100-Z1-00-DR-A-00190/P1 GA PLAN - primary - level 00
BLV-0100-00-ZZ-DR-A-00311/P6 - sectional perspectives CC & DD
BLV-0100-00-ZZ-DR-A-00310/P5 - sectional perspectives
BLV-0100-00-ZZ-DR-A-00031/P3 - proposed site sections
BLV-0100-00-ZZ-DR-A-00020/P4 - demolition plan
BLV-0100-00-ZZ-DR-A-00010/P5 - amended out of hours community zone
BLV-0100-00-ZZ-DR-A-00001/P4 - block plan
BLV-0100-00-R4-DR-A-00195/P3 - GA PLAN - ROOF - LEVEL 04
BLV-0100-00-03-DR-A-00193/P1 - GA PLAN - LEVEL 03
BLV-0100-00-02-DR-A-00192/P1 - GA PLAN - LEVEL 02
BLV-0100-00-01-DR-A-00191/P1 - GA PLAN - LEVEL 01
13-274-013/B - AMENDED PROPOSED PLAZA LAYOUT
BLV-0100-Z1-ZZ-DR-A-21002/P4
BLV-0107-XXOSH-L00003 Rev P1
0278-Weldmesh Gate
-Q50 Site/Street Furniture/Equipment.

Learning Village Drainage:-

13-274-029 - amended drainage details sheet 2 of 2
13-274-028 - amended highway long section sheet 2
13-274-027 - amended highway long section sheet 1
Detail Drainage Strategy Sheet 1 of 10 Drawing No 13-274-014 Revision G
Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision G
Detail Drainage Strategy Sheet 3 of 10 Drawing No 13-274-016 Revision G
Drainage Details Sheet 1 Drawing No 13-274-019 Revision C
Detail Drainage Strategy Sheet 4 of 10 Drawing No 13-274-020 Revision F
Detail Drainage Strategy Sheet 5 of 10 Drawing No 13-274-021 Revision F
Detail Drainage Strategy Sheet 6 of 10 Drawing No 13-274-022 Revision B
Detail Drainage Strategy Sheet 7 of 10 Drawing No 13-274-023 Revision B
Detail Drainage Strategy Sheet 8 of 10 Drawing No 13-274-024 Revision C
Detail Drainage Strategy Sheet 9 of 10 Drawing No 13-274-025 Revision A
Detail Drainage Strategy Sheet 10 of 10 Drawing No 13-274-026 Revision A
13-274-018/E - Surface water maintenance plan
13-274-03 Revision E - Foul and Surface Water Drainage Report May 2016

13-274 Revision D - Flood Risk Assessment Report April 2016
13-274-04 - Designers Summary of Significant/Unusual Hazards & Risks within SANGS April 2016
1035 Revision P6 - D7 Binfield Learning Village Planning Drainage Statement July 2016
BLV-0200-00-XX-RP-C-00007
BLV-0107-00-ZZ-DR-L-00001/P4
BLV-0107-00-ZZ-DR-L-00003/P5

Highway Plans:-

Drawing 13-274-005L - Proposed School Drop-Off & 'SANG' Car Park
Drawing 13-274-007D - Site Access & Spine Road General Arrangement
Drawing 13-274-008E - Site Access & Spine Road Construction Make-Up
Drawing 13-274-012B - Site Access - General Arrangement
13-274-006 proposed SANG pedestrian access

CEMP

Traffic Management & Logistics Plan Rev06 22nd November 2016
Construction Phase Plan September 2015
Environmental Management Plan Addendum. Appendix 1- Demolition Plan 6th October 2016.
Habitats Clearance Plan CSA/3005/100
Construction Environmental Management Plan October 2015

Traffic Management Plan received 08.12.2016
Construction Environmental Management Plan Breheny. Received 17.11.16
Construction Ecological Management Plan CSA Environmental. Report No: CSA/3069/01. September 2016

Traffic Management & Logistics Plan Rev 09 23rd March 2017
Construction Environmental Management Plan Addendum. Appendix 1 - Demolition Plan 6th October 2016.

Archaeological Works

Learning Village, Binfield, Bracknell: Archaeological Evaluation. Foundations Archaeology (4.7.19 V1.1)
Written Scheme of Investigation for an Archaeological Watching Brief . 28.09.16 (Avenue A works)

Outline Application Plans:-

Site Location Plan - 10.124/P001,
Plan Showing the Extents of the Outline and Full Planning Application - 10.124/P4021 B
Parameter Land Use - 10.124/P401 Rev D,
Parameter Green Infrastructure - 10.124/P411 Rev E,
Parameter Building Heights - 10.124/P421 Rev B,
Parameter Density - 10.124/P431 Rev D
Parameter Access and Movement - 10.124/P441 Rev F

Land at Blue Mountain Masterplan & Design Code September 2017 Rev C

Illustrative Concept Masterplan -01. CMP-01 Rev C.

CEMP (Land West of Wood Lane)

Construction Management Plan September 2017 Odyssey.
Proposed haul road layout 16-244/010 Rev C
Construction Vehicles Swept Paths 16-244/011 Rev C

Tree Protection (Land West of Wood Lane):-

390.33 sheets 1-11 (inclusive)
390.34
390.33 sheets 1-11 (inclusive)
390.34

Covered Cycle facilities (Land West of Wood Lane):-

Highways Response Technical Note June 2017

Archaeological Works (Land West of Wood Lane):-

Heritage Statement BSA Heritage

SuDS (Land West of Wood Lane):-

Surface Water Drainage Strategy. Odyssey Markides. Report No 16-257-01C. June 2017
16-257-005 Rev A

05. No residential development shall take place until a plan identifying the extent of each residential Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the proper planning and comprehensive delivery of the site and associated infrastructure.

[Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7]

06. All Reserved Matters applications relating to a residential Phase shall be submitted in accordance with the approved Masterplan and Design Code (as may be amended from time to time by written agreement with the Local Planning Authority).

REASON: To enable the Local Planning Authority to exercise appropriate control of the design of the development.

07. With the exception of works in Phase 1 the development hereby permitted shall not be begun until a Construction Strategy for that Phase of the development, has been submitted to and approved in writing by the Local Planning Authority.

The Construction Strategy shall comprise the following information, where relevant.

1. A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:-

- i. Demolition works
- ii. Tree clearance works
- iii. Earthworks
- iv. Construction of development Phases and Sub-Phases
- v. Highway works (including pedestrian/cyclist routes and alterations for construction access)
- vii. Surface water drainage works
- viii. Landscaping works
- ix. Utility works

- x. Recycling facilities
 - xi Environmental mitigation works identified in the Environmental Statement
2. In relation to any residential development, a Planning Submission Programme which shall set out the anticipated sequence for the submission of the Masterplan and Design Code and other details as referred to in other conditions attached to this permission.
3. In relation to any residential development, Phasing Strategy Diagrams which shall include the following details:
- i. The location of each Phase and Sub-phase of development
 - ii. The anticipated commencement date and order in which works are to be completed in the development Phases and Sub-phases
 - iii. Landscape (including areas of passive and active Open Space of Public Value), utility and highway works for each Phase and Sub-phase.
- The development shall thereafter only be carried out in accordance with the approved Construction Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).
4. In relation to any residential development, a list of the land use components (including number of dwellings and Open Space of Public Value) of each Phase or Sub-phase of the development.
- REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

08. No residential development hereby permitted shall begin until a Construction Strategy for the implementation of the Suitable Alternative Natural Greenspace has been submitted to and approved in writing by the Local Planning Authority. The Construction Strategy shall comprise the following information, where relevant:-

1. A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:

- i. Demolition works
- ii. Tree clearance works
- iii. Earthworks
- iv. Construction of development Phases
- vi. Highway works (including construction access)
- vii. Surface water drainage works
- vii. Landscaping works
- ix. Utility works
- x. Recycling facilities
- xi. Environmental mitigation works identified in the Environmental Statement

The development shall thereafter only be carried out in accordance with the approved Construction Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

09. The development hereby permitted shall not exceed 403 dwellings.

REASON: In the interests of the proper planning of the area.

10. The development hereby permitted shall be implemented in accordance with the mitigation measures contained in the Environmental Statement dated January 2016.

REASON: To minimise the impact of the development.

[Relevant Plans and Policies: CSDPD CS1]

11. No development within any Phase or Sub-phase, shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) for that Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.

Each CEMP shall include as a minimum:-

- (i) a Construction Logistics/ Site Organisation plan
- (ii) The location of construction access for the relevant Phase or Sub phase of demolition and construction
- (iii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact on local residents and other road users;
- (iv) Details of the parking of vehicles of site operatives and visitors
- (v) Areas for loading and unloading of plant and materials
- (vi) Areas for the storage of plant and materials used in constructing the development
- (vii) The erection and maintenance of security hoarding
- (viii) External lighting of the site
- (ix) Method of piling for foundations
- (x) Measures to control the emission of dust, dirt, noise and odour during construction
- (xi) Measures to control surface water run-off
- (xii) Measures to prevent ground and water pollution from contaminants on-site
- (xiii) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiv) Details of wheel-washing facilities;
- (xv) details in respect of measures to minimise, re-use and re-cycle waste, including materials and waste arising from demolition; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner;
- (xvi) details of measures to mitigate the impact of demolition and construction activities on ecology as set out in paragraphs 7.8.34, 7.8.35, 7.8.42, 7.8.44, 7.8.45, 7.8.47 of the Environmental Statement; and
- (xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plans shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate and control environmental effects during the demolition and construction phases

[Relevant Policies: BFBLP EN25]

12. No site clearance shall take place on any Phase or Sub-phase during the main bird nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of that Phase of the development has been submitted to and approved in writing by the Local Planning Authority. Any agreed scheme shall be carried out in accordance with the minimisation measured agreed and retained as such thereafter.

REASON: In the interests of nature conservation

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

13. All planting comprised in the soft landscaping works within all Phases or Sub-phases of development shall be carried out and completed in full accordance with the approved scheme for that particular Phase, in the nearest planting season (1st October to 31st March inclusive) to the completion of the relevant Phase or Sub-phase, or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard

3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the relevant Phase or Sub-phase, 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].

14. Other than works within Phase 1, the development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained for that particular Phase in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following for that particular Phase:-

a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development where the root protection zone extends into the site.

b) Positions and spreads of existing hedgerows and groups of mature shrubs.

c) All proposed tree, hedge, shrub removal and retention.

d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.

e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

f) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2012.

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

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

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

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

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

15. The protective fencing and other protection measures specified by condition 14 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of each Phase of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on that Phase of the site. No activity of any description must occur at any time within these protected areas including but not restricted to the following:-

a) No mixing of cement or any other materials.

b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

16. If any tree or hedgerow shown to be retained on any plan approved by this permission or on any plan approved under any subsequent reserved matter or condition of this consent, is removed, uprooted, destroyed, dies or becomes diseased during the course of the development or within a period of 5 years of the completion of the Phase or Sub-phase, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place.

REASON: In the interests safeguarding visual amenity.

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

17. If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: To ensure the status of protected species on site has not changed since the last survey.

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

18. Prior to the commencement of any Phase of the development, the applicant, or their agents, or successors in title, will secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation for that Phase of the development, which has been submitted by the applicant and approved in writing by the local planning authority. The preliminary archaeological results for each Phase shall inform archaeological mitigation measures that may be required for each Phase, to be agreed by the local planning authority. Mitigation measures will be implemented in accordance with those agreed in writing with the local planning authority.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6 and EN7, CSDPD CS1]

19. No works associated with the residential development other than substructure works shall take place until full details of recycling facilities (including details of screening) are submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any dwelling and shall thereafter be retained.

REASON: To ensure the provision of satisfactory waste and recycling collection facilities in the interests of amenity and sustainability[Relevant Policies:, CSDPD CS13]

20. No residential development shall be occupied until a detailed Landscape Management Plan for that particular Phase or Phases has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- (a) long term design objectives;
- (b) management responsibilities; and
- (c) maintenance schedules for all landscape areas within the development.

The Landscape Management Plan shall be carried out as approved.

REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.

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

21. With the exception of Phase 1 prior to the commencement of any Phase or Sub-phase, full details showing the finished floor levels of any new buildings in that Phase hereby approved in relation to a fixed datum point shall be 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, CSDPD CS7]

22. Other than works within Phase 1, prior to the commencement of any new building, an Energy Demand Assessment for that particular building or buildings shall be submitted to and approved in writing by the Local Planning Authority. This Assessment shall demonstrate how (a) the development in that relevant Phase will reduce carbon dioxide emissions by at least 10% and detail what specific measures will be carried out to ensure this, and (b) where relevant will outline, what proportion of the buildings energy requirements will be provided from onsite renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

The buildings shall be constructed in accordance with the approved Energy Demand Assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.

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

[Relevant Plans and Policies: CSDPD CS12]

23. No residential development shall commence until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

24. No building shall be occupied until:-

- (a) means of vehicular access;
- (b) means of pedestrian and cycle access; and
- (c) vehicle and cycle parking spaces;

associated with that particular building have been constructed in accordance with the approved details which have been submitted to and approved in writing by the Local Planning Authority.

Such accesses and parking spaces shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

[Relevant Policies: BFBLP M6, M9, CSDPD CS23]

25. If Avenue A is identified within any Construction Environmental Management Plan submitted to discharge condition 11 as being required to provide access for construction vehicles, no development (other than the construction of the access) shall take place until Avenue A (as shown on plan Parameter Plan: Access and Movement 10.124/P441 Rev D) has been constructed to provide a safe means of access to any required construction vehicles in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

26. If Avenue A is identified within any Construction Environmental Management Plan submitted to discharge condition 11 as being required to provide access for construction vehicles, before any other part of the development is commenced the proposed vehicular access from Avenue A to Temple Way shall be formed and provided with visibility splays and temporary drainage to the west of Avenue A (as detailed in the Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision F). 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 and to ensure the provision of adequate drainage works to serve the development.

[Relevant Policies: Core Strategy DPD CS23]

27. No buildings within any Phase or Sub-phase of the development hereby permitted shall be occupied until a plan showing visibility splays within that Phase or Sub-phase 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. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

30. No building shall be occupied until a temporary 3 metre wide footway/cycleway has been constructed between Avenue A and Temple Way in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. REASON: In the interests of accessibility of the development to pedestrians and cyclists.

[Relevant Policy: BFBLP M6]

31. The vertical alignment and construction of Avenue A shall be carried out only in accordance with the following plans approved on 07.02.2017 under reference 16/00226/COND:-

16-230/001/B
16-230/002/B
16-230/003/C
16-230/004
16-230/005/A
16-230/006
16-230/007/A
16-230/008/A
16-230/009/A
16-230/SK13/A
16-230/SK10/A
16-230/SK11/A
16-230/SK12/A

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

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

[Relevant Policies: Core Strategy DPD CS23]

33. No residential development in any Phase or Sub-phase hereby permitted shall commence until

- (a) details of the location of visitor car parking spaces, and
- (b) details of the signing for the spaces

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

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

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

34. There shall be at least 6.0 metres between the garage door (when shut) of any dwelling and the highway boundary.

REASON: In order to ensure that adequate off street vehicle parking is provided in accordance with the Borough Councils vehicle parking standards.

[Relevant Policy: BFBLP M9]

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

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

[Relevant Policy: BFBLP M9]

36. Any 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) Order 1995 (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, unless otherwise agreed in writing by the Local Planning Authority.

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]

37. With the exception of Phase 1, the development hereby permitted shall not commence until a scheme for that particular Phase has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The Phase shall not be occupied until the approved cycle parking facilities have been implemented and retained thereafter.

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

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

38. No gates shall be provided at the vehicular access to any residential Phase.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

39. Access into the site from Temple Way as shown on plan 13-274-008 Rev E shall be constructed only in accordance with the following plans approved on 07.02.2017 under reference 16/00226/COND:-

16-230/001/B
16-230/002/B
16-230/003/C
16-230/004
16-230/005/A
16-230/006
16-230/007/A
16-230/008/A
16-230/009/A
16-230/SK13/A
16-230/SK10/A
16-230/SK11/A
16-230/SK12/A

Prior to occupation of the Learning Village or prior to the occupation of the 50th residential dwelling (whichever is sooner) the highway improvement works listed below shall be completed in accordance with the scheme.

Prior to the commencement of each of the works below a scheme shall be submitted to and approved in writing by the Local Planning Authority for each of the works to include:

- Wood Lane/Temple Way/Popeswood Roundabout junction works
- Wood Lane enhancements including road and footway improvements to the site and the footway/cycleway improvements north of the site linking to Forest Road
- Toucan crossing on Temple Way

- Works to Forest Road to provide access to car park and bus stop enhancements

Neither the Learning Village nor more than 50 residential dwelling shall be occupied until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

40. Other than works within Phase 1 no part of the development within any phase or sub phase shall commence until details for the design of the sustainable drainage scheme for that particular Phase or Sub-phase in accordance with the approved drainage strategy have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:-

- how the design meets the Defra Non-Statutory Technical Standards and the Lead Local Flood Authority's Local Flood Risk Management Strategy
- how the design meets National and Local planning policies and guidance
- any works required on-site to prevent flooding and pollution of the receiving groundwater and/or surface waters
- any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts and headwalls where relevant).

REASON: To prevent the increased risk of flooding.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

41. Other than works within Phase 1 no part of the development within any phase or sub phase shall be occupied until a management plan containing details of the maintenance and operation of the sustainable drainage scheme for the lifetime of the development in that particular Phase or Sub-phase have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:-

- (a) arrangements for adoption by any public body or statutory undertaker, or;
- (b) arrangements to secure management by a private/residents management company or suitable other arrangements;
- (c) maintenance schedule for the sustainable drainage scheme;
- (d) operation of the sustainable drainage scheme including repair, replacement and servicing.

The scheme shall thereafter be operated and maintained in accordance with the approved management plan for the lifetime of the development.

REASON: To ensure the maintenance and operation of the sustainable drainage scheme for the lifetime of the development

[Relevant Policies: CSDPD CS1, BFBLP EN25]

42. Other than Phase 1 of the development no new building hereby permitted shall be occupied until the sustainable drainage scheme serving that building has been implemented in accordance with the submitted and approved details.

REASON: To prevent the increased risk of flooding.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

43. Prior to occupation of the Learning Village or prior to occupation of the 50th residential dwelling (whichever is sooner) details of the proposed bus stops shall be submitted to and approved in writing by the Local Planning Authority. The bus stops shall be constructed in accordance with the approved plans.

REASON: In the interests of accessibility by public transport.

[Relevant Policies: BFBLP M4 and M8]

44. PHASE 1 CONDITIONS ONLY

Phase 1 of 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.

45. Phase 1 of the development shall be carried out strictly in accordance with the materials approved on 11.07.2017 under reference 16/00232/COND and maintained as such thereafter.

- Materials plan BLV-0107-00-ZZ-DR-L-00019 Rev C3 received 11th January 2017
- Building Facing materials 10th November 2016. School & Sports building facing brick option 1 Ibstock Bradgate Multi Cream with natural mortar preferred (but options 2 and 3 also acceptable)
- Sports building metal cladding options 1 and 2 acceptable
- Concrete block paving Option 2 Marshall keyblock "charcoal" and "natural" colours
- Concrete slab paving option 1 Marshalls Conservation Silver Grey
- Rubber play surface - Drawing REF S8
- Concrete tactile paving "Hazard Warning" Drawing REF S8
- Concrete Tactile Paving "Blister" - Drawing REF S11
- Modular Permeable Gravel Paving System - Drawing REF S13.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

46. The development hereby permitted shall not be occupied until a scheme for the design of car parking areas to serve the Learning Village and community facilities has been submitted to and approved in writing by the Local Planning Authority and shall include details of:-

- (a) directional signs and their locations to each car park and section of car park
- (b) surface markings
- (c) pedestrian routes within the car park
- (d) location and design of cycle parking
- (e) car parking for people with disabilities including Signage
- (f) gradients of the pedestrian and access routes

The approved scheme shall be implemented prior to the first occupation of the part of the development to be served by the parking areas shall thereafter be retained.

REASON: In the interests of the accessibility and safety of the car park users.

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

47. Prior to the commencement of any superstructure works in respect of Phase 1 a scheme for covered and secure cycle parking facilities (including shower facilities and lockers for employees) shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved scheme has been implemented. Save as otherwise agreed in writing by the Local Planning Authority, the facilities shall be retained.

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

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

48. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the building that the parking relates to and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that people with disabilities have adequate access to the development.

[Relevant Policy BFBLP M7]

49. Prior to the commencement of any superstructure works in respect of Phase 1, a full lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all freestanding external site lighting, including details of the lighting units and levels of illumination, for all adopted and unadopted roads required to serve the buildings in Phase 1 of the development, car parking areas and sports pitches and facilities associated with the Learning Village. The lighting scheme shall include as a minimum:-

- Details of lighting columns within the northern section of Wood Lane to ensure that the top of the Wood Lane vegetation is not lit
- Details of cowls and/or screens to block light
- Details of sensor lighting or restricted lighting hours
- Avoiding light wavelengths <500nm
- Lux lighting levels and any light wavelengths

No lighting shall be provided at the site other than in accordance with the approved details. The approved lighting scheme shall be installed prior to the first occupation of Phase 1.

REASON: In the interests of the amenity of neighbouring properties, ecological assets and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS7]

50. Within three months of the final occupation of Phase 1, a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum BREEAM standard of "Very Good".

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

[Relevant Policy: CSDPD CS10]

51. Prior to the first occupation of any building within Phase 1, full details of facilities for the separation and collection of different types of waste (including details of screening) shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any building in Phase 1 and shall thereafter be retained.

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

[Relevant Policies: CSDPD CS13]

52. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision.

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

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

53. The development hereby permitted (including initial site-clearance) shall not be begun until the protective fencing and other protection measures specified by condition 52 has been erected in the locations agreed in writing by the Local Planning Authority and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following:-

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

54. Hard and soft landscaping works within Phase 1 of the development shall be constructed only in accordance with the following plans approved on 08.05.2017 under reference 16/00184/COND:-

BLV-0107-00-ZZ-DR-L-00215/C1
 BLV-0107-00-ZZ-DR-L-00216/C1
 BLV-0107-00-ZZ-DR-L-00217 C1
 BLV-0107-00-ZZ-DR-L-00218/C1
 BLV-0107-00-ZZ-DR-L-00016/C3
 BLV-0107-00-ZZ-DR-L-000005/S4/P6
 Q30 Seeding/Turfing BLV-0107-00-XX-SP-L-00010 Rev C1
 Q31 External planting BLV-0107-00-XX-SP-L-00011 Rev P2
 Landscape Management Plan LV-0107-00-XX-RP-L-00001 Rev P2
 Q28 Top Soil and Soil Ameliorants Rev C4 BLV-0107-00-XX-SP-L-00009
 BLV-0107-00-ZZ-SH-L-00002 Rev C2

Phase 1 shall be landscaped and completed in full accordance with the approved landscape scheme, prior to its first occupation. 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 Phase 1 die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area and to safeguard the views from Newbold College a Registered Park and Garden.

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

55. The level of noise emitted from plant on the premises shall not exceed the noise levels set out in the Operational Noise section of Chapter 11 of the submitted Environmental Statement, dated January 2016

REASON: In the interests of the amenities of the occupiers of the buildings.

[Relevant Policies: BFBLP EN25]

56. Prior to the pitch provision and sports facilities within Phase 1 being brought into use, details of its community use shall be submitted to and approved in writing by the Local Planning Authority. The details shall apply to pitch provision, sports facilities and ancillary provision including car parking and changing facilities and include details of pricing policy, hours of use, access, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities.

REASON: To secure well managed, safe community access to the sports facility/facilities, to secure sufficient benefit to the development of sport and accord with Development Plan policy.

57. No superstructure works associated with the development shall commence until the surface water drainage connecting Avenue A to the SANG as detailed in Detail Drainage Strategy Sheet 1 of 10 Drawing No 13-274-014 Revision G and Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision G has been completed.

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

[Relevant Policy: BWLP WLP6]

58. Prior to the commencement of superstructure works in Phase 1, the surface water drainage connecting the Learning Village to the SANG as detailed in Detail Drainage Strategy Sheet 4 of 10 Drawing No 13-274-020 Revision F shall be completed.

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

[Relevant Policy: BWLP WLP6]

59. Prior to the commencement of any superstructure works in Phase 1, the construction of temporary drainage to the west of Avenue A as detailed in the Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision G shall be completed.

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

[Relevant Policy: BWLP WLP6]

60. Buildings within Phase 1 shall not be occupied until the sustainable drainage scheme serving that building has been implemented in accordance with the submitted and approved details and maintained in accordance with the agreed management plan for the lifetime of the development.

REASON: To prevent the increased risk of flooding.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

61. The surface water drainage serving the SANG shall be completed in accordance with the approved plans and strategy and the drainage operated and maintained thereafter for the life of the development.

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

[Relevant Policy: BWLP WLP6]

62. The total number of pupils occupying the Learning Village shall not exceed:-

Nursery school - 52 children

Primary school - 420 children

Secondary school - 1,050 pupils

Post 16 - 315 students

Integrated SEN - 40 pupils.

REASON: In order to control the intensity of the use in relation to the amount of car parking in the interests of road safety.

[Relevant Policy: BFBLP M9]

81. **17/00251/TRTPO 8 and 10 Dale Gardens, Sandhurst, Berkshire GU47 8LA**

TPO 20/1966 - Application to fell 1 tree and prune 6 trees.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- That no representations were received in relation to the application.

RESOLVED that the Planning Committee **APPROVED** consent for the following work:

T1 Beech – Crown-lift to 3m.

T2 Holly – Fell.

T3 Sweet Chestnut – Remove the two lowest branches on the West side.

T4 Sycamore – (Consent with modification) – Crown-lift to maximum 4 metres (equivalent to twice the height of the adjoining boundary fence) and to prune the remaining western branches back to a suitable growth-point in order to create a maximum of 2 metres clearance between the house and the remaining tree canopy.

T6 Oak - Remove the two lowest branches on its West side.

T7 Oak – Prune the lowest branch on the South-west back to a suitable growth-point close to the line of the boundary fence.

RESOLVED that the Planning Committee **REFUSED** consent to the following work:

T3 Sweet Chestnut – Crown-lift to 6.5m high.

Reason: The consented work to remove two lowest western branches would create 2m clearance which is considered sufficient distance from the house structure. There is no justification to carry out the additional Crown-lift to 6.5m.

T4 Sycamore – Crown-lift to 7.5m and Crown-thin by 30%.

Reason: The proposed Crown lift to 7.5m is not justified and is contrary to arboricultural best practice, creating a very high and unbalanced canopy. However, taking into consideration the reason for the proposed work, the Council has no objection to lift a Crown-lift up to a maximum of 4m (which would be twice the height of the adjoining boundary fence) and to pruning the remaining western branches to a suitable growth-point in order to establish a maximum of 2m clearance from the house structure. There is no justification for the proposed Crown-thinning.

T5 Sycamore - Crown-lift to 9m and Crown-thin by 30%

Reason: Restriction of light into a garden is not a material consideration during the TPO application process (this principle also applies to T6 and T7 Oak of this application) A Crown-lift to 9m would create a very high and top-heavy canopy leading to future structural defects and potential instability. There is no justification for the proposed Crown-thinning.

T6 Oak – Remove the third and fourth lowest branch on its West side (after permitted removal of the two lowest branches on its West side).

Reason: The permitted removal of the two lowest branches will provide adequate height clearance over the patio area; however the additional removal of the next two lowest branches will not reduce the instance of sticky residue falling from the remaining tree canopy onto the patio area.

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
22nd March 2018**

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

		Case Officer	Reporting Officer
5	<p>17/01273/FUL The Mango Tree 63 Church Street Crowthorne (Crowthorne Ward) Erection of three storey building providing 5no. 2 bed flats over 3 floors with private shared amenity space and car parking following demolition of existing building. Recommendation:</p>	Michael Ruddock	Basia Polnik
6	<p>17/01236/FUL 26 Blackmoor Wood Ascot Berkshire (Ascot Ward) Application for the raising of roof to create additional habitable accommodation, the erection of a single storey rear extension, and detached garage following demolition of existing garage. Recommendation:</p>	Shannon Kimber	Basia Polnik
7	<p>17/01087/FUL Land At Former Garth Hill College Site Sandy Lane Bracknell (Priestwood And Garth Ward) Erection of 89 dwellings with associated car and cycle parking, landscaping, access (vehicular access from Sandy Lane via Hurley Drive) and associated works following demolition of existing buildings. Recommendation: Approve.</p>	Sarah Fryer	Martin Bourne
8	<p>17/01076/FUL 3 Kilmington Close Bracknell Berkshire (Crown Wood Ward) Change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and Beauty Salon (sui generis). (Retrospective) Recommendation:</p>	Sarah Horwood	Basia Polnik

Background Papers

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

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

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

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

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

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

SITE LOCATION PLAN

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

THE HUMAN RIGHTS ACT 1998

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

Those rights include:-

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

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

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

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

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

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

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

detailed consideration of any Convention Rights affected.

ITEM NO: 5	Ward:	Date Registered:	Target Decision Date:
Application No. 17/01273/FUL	Crowthorne	17 November 2017	12 January 2018
Site Address:	The Mango Tree 63 Church Street Crowthorne Berkshire RG45 7AW		
Proposal:	Erection of three storey building providing 5no. 2 bed flats over 3 floors with private shared amenity space and car parking following demolition of existing building.		
Applicant:	Weston House Mango Tree Ltd		
Agent:	Richard Addison		
Case Officer:	Michael Ruddock, 01344 352000 development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

1.1 The proposed development is the erection of a two storey building with a basement following demolition of the existing building. The new building would provide 5no. two bedroom flats over three floors. Shared amenity space and parking would be provided to the rear.

1.2 The proposed development relates to a site within the settlement boundary. It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area within Crowthorne Conservation Area. The relationship with adjoining properties is acceptable and it is not considered that the development would result in an unacceptable impact on highway safety or protected species.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Defined Settlement

Within 5km of the SPA

Within Crowthorne Conservation Area

3.1 As existing, the Mango Tree is a detached building forming a restaurant with A3 use at ground floor level and a three bedroom flat at first floor level. The site has an existing access to the side which leads to a parking area at the rear.

3.2 The site is located close to Crowthorne High Street but is not within Crowthorne Village Centre as defined by the Bracknell Forest Borough Policies Map, which borders the site to the east. It is located within the Crowthorne Conservation Area which extends to High Street to the east and along Church Street around St John the Baptist Church to the west.

3.3 The site is bordered by No.59 Church Street to the west and No.67 Church Street to the east. It is noted that No.67 Church Street was granted planning permission in February 2015 for the change of use of a ground floor fish and chip shop (A5 use) and first floor flat to a single family dwellinghouse. This permission has been implemented.

4. RELEVANT SITE HISTORY

4.1 Relevant planning history for the site is summarised as follows:

Application 15/01269/FUL - Change of use from a restaurant with residential flat over to residential flats providing 2no. two bedroom units at the ground floor level and 1no. two bedroom unit and 1no. one bedroom unit at first floor level with shared amenity space - APPROVED (with Legal Agreement) 2016

Application 16/00074/FUL - Change of use from a restaurant (A3) with residential flat to single family dwelling (C3) - APPROVED 2016

Application 16/01236/FUL - Change of use from A3 restaurant with residential flat over to C3 residential providing 5no. 2 bed flats over 3 floors with private shared amenity space and car parking. This includes alterations and extensions to the existing building including a basement. (Note: This application is an amended scheme to planning permission 15/01269/FUL) – APPROVED (with Legal Agreement) 2017

5. THE PROPOSAL

5.1 The proposed development is for the demolition of the existing building and the erection of a new detached two storey building with a basement. It would provide five flats over three floors with shared amenity space and parking to the rear.

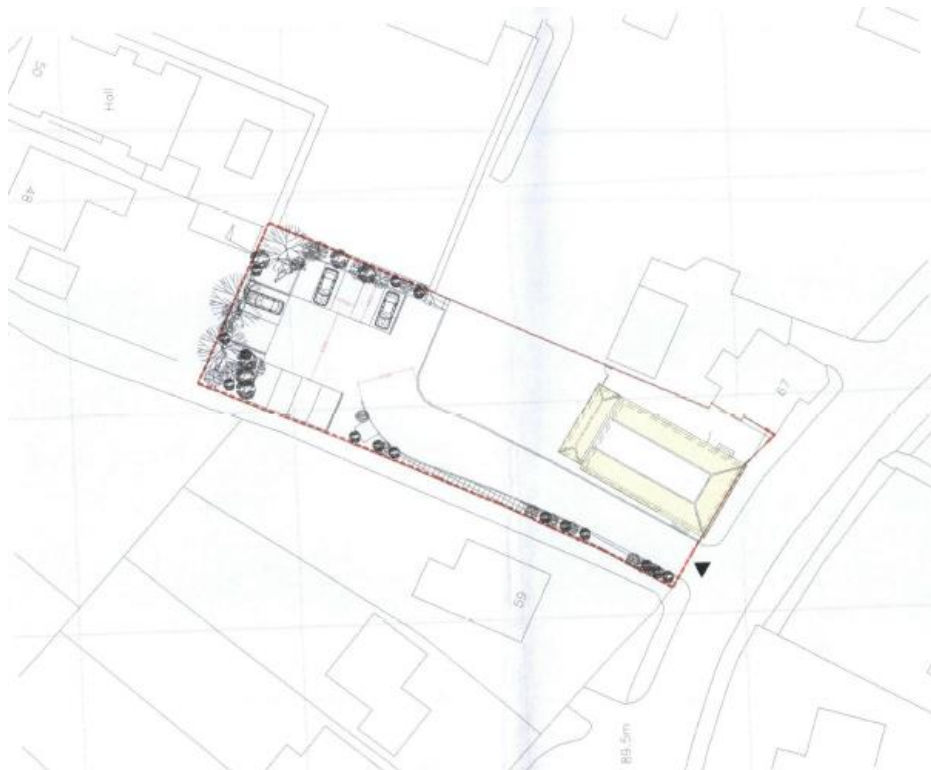
5.2 The new building would be similar to that approved under application 16/01236/FUL. This application was for the change of use of the existing building with the addition of a basement below ground level an extension to the rear. The new building would have the same dimensions as the previous building and extension, with a depth of 18.5m, a width of 8.9m and a height of 7.7m. The basement would project 2.7m below ground level.

5.3 The internal layout of the building would also remain similar to the approved. The two ground floor flats at the front of the building (Flat 1 and Flat 2) would also include the basement element and would be accessed from front doors leading onto Church Street. Flat 3 would be located at ground floor level to the rear of the building and would be accessed from a door to the side. Flats 4 and 5 would be located at first floor level and would have a shared access door to the side.

5.4 The application has been submitted as when stripping out of the building was undertaken in accordance with permission 16/01236/FUL it became apparent that the fabric of the building is in poor condition with the walls at first floor level bowing inward. As such permission 16/01236/FUL could not be implemented due to the structural instability of the building and the contractor could not guarantee the safety of his workforce during the construction process.

5.5 In light of these issues it is now proposed to demolish and rebuild the building as approved under application 16/01236/FUL. The building would be taken down brick by brick, with the existing bricks cleaned and reused in the construction of the new building.

5.6 As with the previous application, access would be provided in the same location as the existing to the side of the building, with parking to the rear. Eleven spaces are shown. A bin store would be provided adjacent to the access at the side, with a cycle store adjacent to the car parking area. A shared amenity area with a depth of 18m would be provided to the rear of the building.



6. REPRESENTATIONS RECEIVED

Crowthorne Parish Council:

6.1 Recommend refusal. Crowthorne Parish Council is against the demolition of The Mango Tree building which is located within the conservation area in Crowthorne. The Parish Council does not accept the proposal to demolish the building completely and would like the developer to seek other alternatives in line with previous planning applications.

6.2 In response to this the applicant wrote to Crowthorne Parish Council on 9 February 2017 to provide further information and clarification about the development. As a response to this letter Cllr Wade (Chairman of Crowthorne Parish Council) stated that the Parish Council's major concern in the above response was to ensure that the Conservation Area was not impacted by the demolition process. On the basis of the assurances provided in the letter from the applicants, the Parish Council state that they trust that the outcome of the development will reflect the intent not have an adverse impact on the area.

Other representations:

6.3 Twenty two letters of objection have been received from local residents concerning the proposals. The reasons for objection can be summarised as follows:

- The building is in a conservation area and therefore cannot be demolished.
- Loss of a historic building, impact on the character of the area as a result.
- Five flats are too many for the site. Proposal is an overdevelopment.
- Risk that the developer may demolish the building and not proceed to the rebuild.
- No bat survey submitted.

[OFFICER COMMENT: Whilst the building is in a Conservation Area, it is not a listed building. The location of the building in a Conservation Area means that planning permission

is required for its demolition and a planning application is then assessed on its own merits. The Conservation Area status does not necessarily mean that demolition is unacceptable. A bat survey was not initially submitted however this has now been received and is assessed below.]

6.4 Following receipt of these objections the applicant wrote to the Council in response with this letter published on the Council’s website. The applicant also met with the Crowthorne Village Action Group who subsequently have responded to state that they no longer have an objection to the application as if permission is given to demolish the building will be rebuilt in accordance with the original planning permission.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Principal Heritage Officer

Recommend conditional approval.

7.2 Urban Design Officer

No objection, minor amendments to elevations suggested.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	consistent
Design and Character	CS7 of CSDPD, Saved policy EN20 of BFBLP	consistent
Conservation Area	CSDPD CS1, CS7	consistent
Residential Amenity	Saved policy EN20 of BFBLP	consistent
Highway Safety	CS23 of CSDPD, Saved policy M9 of BFBLP	consistent
Biodiversity	CS1 and CS7 of CSDPD	consistent
Sustainability	CS10 of CSDPD	consistent
Other publications	National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). Design SPD, Character Area Assessments SPD, Parking Standards SPD, Thames Basin Heaths SPA Avoidance and Mitigation SPD, Planning Obligations SPD, Conservation Area Appraisal.	

9.1 The key issues for consideration are:

- i Principle of the Development
- ii Impact on character and appearance of the area
- iii. Impact on Crowthorne Conservation Area
- iv Impact on residential amenity
- v Transport implications
- vi Biodiversity Considerations

- vii Sustainability
- viii Impact on Thames Basin Heath SPA
- ix Community Infrastructure Levy

i. Principle of the development

9.2 The site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon the character and appearance of the surrounding area, the Crowthorne Conservation Area residential amenities of neighbouring properties, highway safety etc. These matters are assessed below.

ii. Impact on the character and appearance of the area

9.3 The building as it appears in the streetscene would not be significantly altered. The shop front would be replaced with doors and windows, with the building appearing more residential in character than as existing. Given that all of the surrounding properties are now residential and the site is not located within the Crowthorne Village Centre retail area it is not considered that the proposed building would appear out of keeping with the streetscene in this location. In terms of its size and design, it would remain as approved under application 16/01236/FUL which was considered acceptable.

9.4 As before, the replacement building would be larger than the existing one to the rear however much of the additional development would be at first floor level with only a small infill element at ground floor level. As such the footprint of the building would not be significantly extended. It is not considered that the extension would appear out of character with the existing building.

9.5 The parking would be to the rear of the property as with the site as existing, which is acceptable. Cycle and bin stores are proposed, however these would not be prominent features in the streetscene. Given the extant use of the site as a restaurant with one flat above, it is not considered that the development would result in the intensification or an overdevelopment of the site.

9.6 The Character Area Assessment for this area states that it has a high quality townscape setting with high architectural quality. Building materials are predominantly red brick, with the occasional use of yellow brick and render. The application proposes to reuse the existing bricks, although it is acknowledged that some new bricks will be required as the new building would be larger than the existing. Any new bricks should match the existing and these will be secured by condition. The brick bond should also match the existing (Flemish Bond) as this is an important characteristic of the existing property.

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

iii. Impact on Crowthorne Conservation Area

9.8 The Mango Tree is in quite a prominent position within the Crowthorne Conservation Area, at the junction of Church Street and Waterloo Road. Therefore the area is considered to have special architectural and historic interest. Any proposals would need to be of high quality and be seen as preserving or enhancing the Conservation Area. The Planning

(Listed Buildings and Conservation Areas) Act 1990 (as amended) requires under Section 72 that special attention be paid in the exercise of planning functions in a Conservation Area, to the '*desirability of preserving or enhancing the character or appearance of the area*'.

9.9 As part of the designation of the conservation area in Crowthorne, an appraisal of the area was undertaken by Jacob's consultancy which is titled "Conservation Area Appraisal, Church Street, Crowthorne". With regard to The Mango Tree, paragraph 7.5.21 of the appraisal report sets out the character and importance of No.63 Church Street within the Conservation Area streetscene and details the existing building as of "*red brick construction in Flemish bond and hipped roof finished with tiles. The front elevation is symmetrical with a shop front style entrance central door flanked by plate glass of vertical emphasis fixed between timber mullions. The shop front design appears chunky in relation to the design of the building but the fascia is of appropriate proportions and is painted. Green glazed tiles relating to the earlier shop front survive below the black paint. The first floor windows are casements with a vertical emphasis.*"

9.10 Comments were received from the Council's Principal Heritage Officer in respect of the application, who considers that the Mango Tree is of local historic interest and a non-designated heritage asset in accordance with the NPPF which states at Paragraph 135 '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*'

9.11 The application has been accompanied by a 'Building Survey Façade Report' from Andrew Harris, a Chartered Surveyor which identifies the building as being in a poor structural condition and a further letter supporting demolition on the grounds of structural defects from David Baker of Narvik Design Consultants. The Local Planning Authority has taken the advice of the Council's Building Control Team with regard to these documents, and the Building Control Surveyor is in agreement with the assessments that have been submitted.

9.12 Due to its status as a non-designated heritage asset, the Principal Heritage Officer considers that retaining the building should be the first priority. However it is acknowledged that this cannot be achieved due to the instability of the structure. However it is considered that a similar quality of building should take its place. In order to ensure that the replacement building matches the quality of the existing, it is considered necessary to apply detailed conditions requiring matching materials to ensure that the character and appearance of the Conservation Area is preserved.



9.13 It is noted that in respect of application 16/01236/FUL, the Principal Heritage Officer commented that the removal of the existing large shop front window on the front elevation and its replacement with brickwork and windows would reinforce the residential character of the Crowthorne Conservation Area. Furthermore the consultant considered that a wholly residential use would enhance the Conservation Area. The extension to the rear was considered acceptable as it would not be visually prominent from outside the site, and it was considered a benefit that the scheme would regularise the outline of the building into a more coherent form.

9.14 As such the development would not be contrary to the Jacobs Conservation Area Appraisal and would comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). It would enhance the residential character of the Conservation Area and would remain in keeping with the description of the building within the Appraisal, the only exception being the removal of the shop front which is acceptable. It is therefore not considered that the development would be contrary to CSDPD Policies CS1 and CS7 or the NPPF.

iv. Impact on residential amenity

9.15 The proposal would result in additional built form to the rear when compared to the existing, however given the size of the existing building and the size of the additions proposed it is not considered that this would result in a significant impact on the neighbouring properties. It is noted that an extension to the rear was considered acceptable under application 16/01236/FUL. Given the existing use of the ground floor as a restaurant, it is not considered that a wholly residential use would result in an unacceptable level of noise and disturbance that would warrant refusal of the application, when compared with the existing situation.

9.16 Additional windows are proposed in the side elevations. With regard to the east elevation facing No.67 Church Street, one side facing bedroom window faces towards the Mango Tree. However none of the main windows on this elevation would directly face towards this window. Three rooflights would face towards the bedroom window. To ensure that there would not be a loss of privacy to the neighbouring property a condition will be imposed to ensure that these remain high level windows of not less than 1.7m from floor level. Finally, there are no private amenity areas that would be overlooked. The windows proposed in this elevation are in the same location as approved under 16/01236/FUL.



9.17 Windows in the west elevation would face towards the front of No.59 Church Street which is acceptable. In any case there are a number of first floor windows in this elevation as existing, and the situation would not be significantly different.

9.18 The five flats would either be served by front, rear or side facing windows which would provide an acceptable level of light to all five flats. A shared amenity area would be provided to the rear which is considered acceptable for five flats.

9.19 As such it is not considered that the development would result in a detrimental effect on the amenities of the residents of the neighbouring properties, and the level of amenity for future occupiers is considered acceptable. The development would therefore not be contrary to BFBLP 'saved' Policy EN20 or the NPPF.

v. Transport implications

9.20 The site takes access off Church Street which is subject to a 30mph speed limit. There is a footway fronting the site and an adopted footpath to the side leading to Heath Hill Road South. The existing vehicular access off Church Street on the western side of the building is to be retained for car and cycle parking for the five flats.

9.21 The access measures 4.5m wide adjacent to the building and while two vehicles would be unable to pass, the extant use of this access for the restaurant is likely to have generated similar use by customers, staff and for deliveries. Furthermore five flats could generate in the region of 20 trips per day, therefore the number of instances where this would occur would likely be low. It is therefore considered that vehicles being unable to pass would not present a significant highway safety issue and a vehicle could pass a pedestrian and cyclist at low speed along the access road. To reduce the potential for conflict within the site and with the adopted highway, it is considered necessary to impose a condition restricting gates on the access.

9.22 Eleven parking spaces are proposed which complies with the Parking Standards SPD for 5no. two bedroom flats and also provides a visitor space. The parking spaces measure as 2.4m by 4.8m and at least 6m of access space is provided to comply with the Parking Standards SPD. A cycle shed is shown in the parking area, and both the vehicle and cycle parking can be secured by condition.

9.23 The parking and access arrangements are similar to those proposed under 16/01236/FUL, and the development would not result in any traffic generation over that previous approval. It is therefore not considered that the development would result in an adverse impact on highway safety. The proposal would therefore not be contrary to 'saved' Policy M9 or the NPPF.

vi. Biodiversity Considerations

9.24 Previous applications concerning the internal alteration and extension of the building have had no impact on protected species. However the demolition of the building could potentially have an adverse impact on bats which are a European Protected Species, therefore the document 'Bat Roost Assessment Report' by Aspect Ecology (dated February 2018) has been submitted.

9.25 The report sets out that internal and external inspection surveys and tree inspection surveys for bats were carried out. No evidence of roosting bats was recorded, and the on site buildings have been assessed as providing negligible suitability to support roosting bats. No evidence of roosting bats were found within the on site trees which in any case are proposed to be retained.

9.26 As such it is not considered that the development would result in an adverse impact on protected species. A condition is recommended requiring a further bat survey to be submitted if more than two years elapse between the date of the planning permission and the commencement of works.

vii. Sustainability

9.27 CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, cover water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. This is considered to be consistent with the NPPF which states in para 95 "To support the move to a low carbon future, local planning authorities should actively support energy efficiency improvements to existing buildings.

9.28 No such statement has been submitted in support of the application, therefore a condition is recommended requiring the submission of a Sustainability Statement prior to the occupation of the development in accordance with CSDPD Policy CS10 and the NPPF.

viii. Impact on the Thames Basin Heath SPA

9.29 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 0.65km 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.

9.30 The previous two applications at the site, references 15/01269/FUL and 16/01236/FUL have secured appropriate avoidance and mitigation measures in the form of contributions towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA. These contributions have been paid in full, and no further SPA mitigation is required.

ix. Community Infrastructure Levy

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

9.32 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The development involves a net increase in dwellings and as such is CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the streetscene or the character and appearance of the area within Crowthorne Conservation Area, residential amenity, highway safety or biodiversity subject to conditions. As such the development would not be contrary to CSDPD Policies CS1, CS7 and CS23, BFBPLP 'Saved' Policies EN20 and M9 or the NPPF.

11. RECOMMENDATION

11.1 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 submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 28th November 2017:

791/901, 791/902, 791/905, 791/908, 791/909, 791/050/F

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

03. No construction works shall take place until the following have been submitted to and approved in writing by the Local Planning Authority:

- a) Sample panel of the brickwork which demonstrates brick type, colour, texture, face bond, mortar mix and pointing;
- b) Samples and/or manufacturer's details of the roof materials for the proposed works;
- c) Plan and elevation drawings, with materials annotated, of new windows and window openings at a minimum scale of 1:10;
- d). Elevation drawings, with materials annotated, of all new doors at a minimum scale of 1:10.

The relevant part of the works shall be carried out in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the Listed Building.

[Relevant Policy: CSDPD CS1, CS7]

04. The three central first floor windows in the east facing side elevation of the building shall at all times be high level windows having a sill height of not less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east facing side elevation of the first floor flats hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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

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

[Relevant Policies: BFBLP M9]

07. No dwelling shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. The facilities shall thereafter be retained.

REASON: In order to ensure bicycle and refuse storage facilities are provided.

[Relevant Policies: BFBLP M9]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any mitigation measures, shall be submitted to the Local Planning Authority before works commence on site.

REASON: To ensure the status of bat on site has not changed since the last survey.

[Relevant Plans and Policies: CSDPD CS1, CS7]

10. No part of the dwelling hereby approved shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission subject to conditions, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

- 01. Commencement
- 02. Approved Plans
- 04. High level windows
- 05. Side facing windows
- 06. Parking
- 07. Cycle Parking and Refuse Storage
- 08. Gates
- 09. Bat Survey

The applicant is advised that the following conditions require discharging prior to commencement of construction works:

- 03. Materials

The applicant is advised that the following conditions require discharging prior to the occupation of any flat:

- 10. Sustainability Statement

ITEM NO: 6

Application No.
17/01236/FUL
Site Address:

Ward:
Ascot

Date Registered:
30 November 2017

Target Decision Date:
25 January 2018

26 Blackmoor Wood Ascot Berkshire SL5 8EN

Proposal:

Application for the raising of roof to create additional habitable accommodation, the erection of a single storey rear extension, front porch and detached garage following demolition of existing garage.

Applicant:

Mr C & Z Bovingdon

Agent:

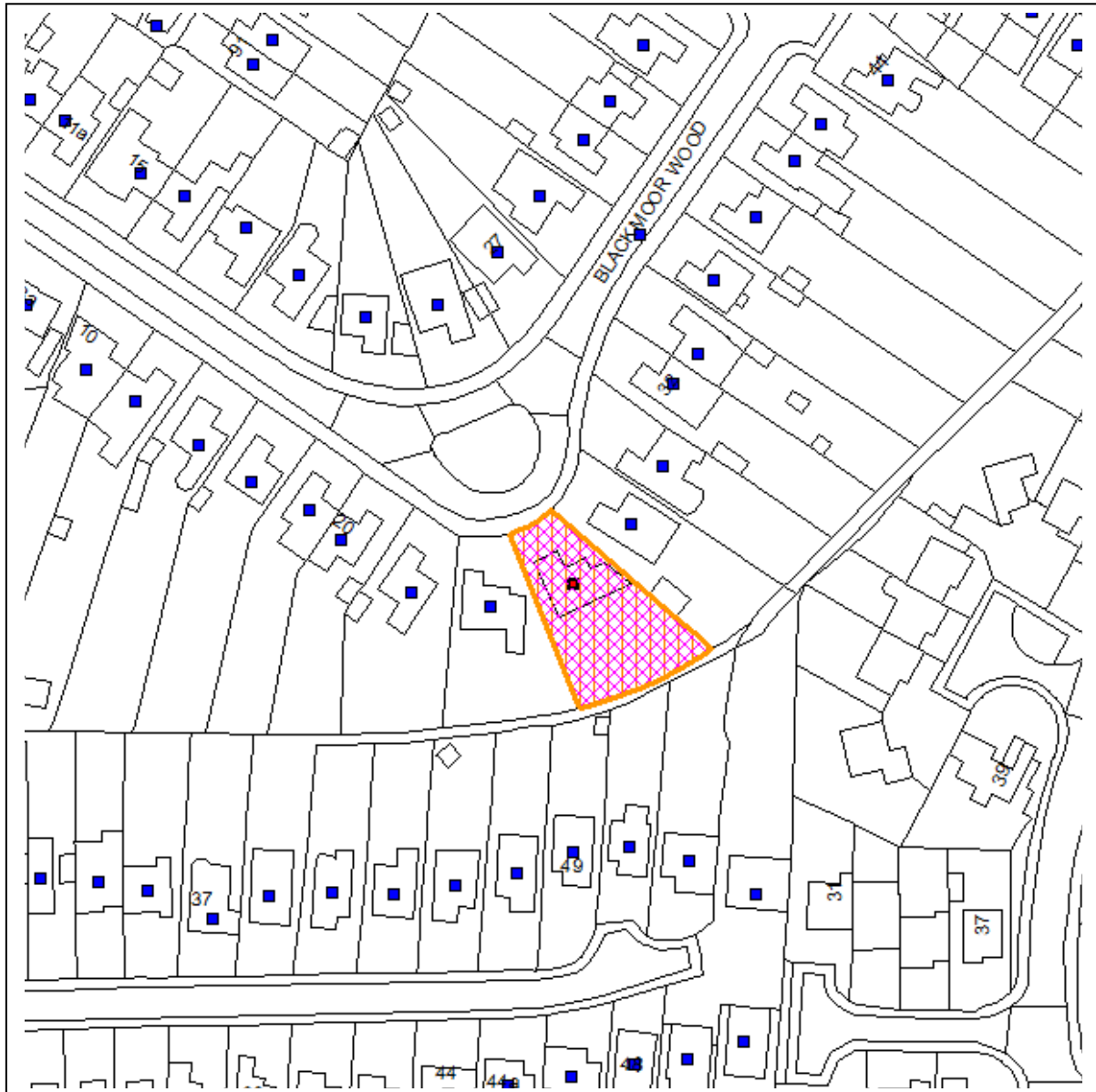
Mr David Watsham

Case Officer:

Shannon Kimber, 01344 352000

development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

- 1.1 The proposal is for the raising of roof to create additional habitable accommodation. Further development includes the erection of a single-storey rear extension. It is also proposed to erect a detached garage following the demolition of the existing garage.
- 1.2 There would be no significant effect on the streetscene or on the occupiers of the neighbouring properties as a result of this development. The development would be in keeping with the host dwelling, with the character of the surrounding area and would not result in an over development of the site.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

- 3.1 Number 26 Blackmoor Wood is a bungalow located on the south-east of the highway. The property is accessed via a spur road, there is a landscaped island separating the spur road from the main carriage-way to the front of the application site. The surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

- 4.1 There is no relevant planning history.

5. THE PROPOSAL

- 5.1 The proposed development is for the raising of roof to create additional habitable accommodation at first floor level. This element of the proposal would result in an increase in maximum height of 1.3 metres from 5.4 metres to 6.7 metres. The eaves height would increase by 1.8 metres, from 2.7 metres to 4.5 metres. The replacement roof would be pitched on all four sides and would have a section of flat roof at its apex. There are two rooflights proposed to this roof. This additional habitable space would provide three bedrooms, an en-suite and a bathroom.
- 5.2 Further development includes the erection of a single-storey rear extension. Due to a stagger in the existing rear elevation, the proposed extension would have a maximum depth of 3.5 metres (but project 3 metres south western corner), it would have a width of 9.7 metres, and a maximum height of 3.5 metres with the eaves at a height of 2.5 metres. There would be a mono-pitched roof over this element of the development, with three rooflights. It would provide an enlarged kitchen and sitting room. Due to the proposed additional accommodation at first floor level, internal alterations would provide a utility room at ground floor level.

- 5.3 It is also proposed to erect a detached garage following the demolition of the existing attached garage. The proposed garage would have a maximum depth of 6.5 metres, a maximum width of 3.3 metres and a maximum height of 3.7 metres with the eaves at a height of 2.5 metres.
- 5.4 During the course of the application the proposed scheme has been amended. The original scheme included a gable feature at first floor level to the front elevation and a change of external materials. The gable feature has been replaced with cut-through windows and the changes to the external materials have been removed from the proposed development. Other smaller amendments have been made to the dimensions and design of the proposed development.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Recommended refusal:

- The proposed development is too imposing, it would be an overdevelopment of the site;
- It would set an undesirable precedent;
- It would be out of keeping with the character of the area;
- It would cause loss of amenity to the neighbouring properties;
- The proposal would result in an unsafe highway situation due to restricting the movements of waste management and emergency vehicles.

[Officer Note: Following the receipt of the amended scheme, the Parish Council commented a second time to state that the amendments fail to address any concerns it had raised.]

Other Representations:

6.2 Objections received are summarised below:

- Out of keeping with the character of the area/streetscene
 - The proposed development would result in a two storey dwellinghouse amid bungalows.
 - The design and scale of the development would be out of context with the character of the surrounding dwellings.
 - The development, if approved, would set an unacceptable precedent.
 - Despite other dwellings in Blackmoor Wood extending, the facades have been retained, the proposed increase in height would exceed this.
 - The streetscene would be destroyed by the proposed increase in height due to the prominent location of the application site.
 - It is an inappropriate setting for the proposed development.
- Design
 - The proposal does not represent a high quality of design.
 - The new palette of materials would be out of keeping with those used in the surrounding properties.
 - The proposed appearance would not be sympathetic to the character of the area; it would be too large and conspicuous.
 - There are no other examples of front facing dormer windows.
- Overshadowing/overbearing
 - The proposed first floor extension would dominate the streetscene and be oppressive to the neighbouring occupiers.
 - It would overshadow the immediate neighbours, resulting in the loss of residential amenities.
 - The bulk of the proposal would result in an un-neighbourly development.
 - Inaccurate loss of light survey.

- Overlooking
 - Potential overlooking from first floor level windows.
 - Potential loss of privacy to the occupiers of neighbouring properties.
- Parking
 - The application site is accessed on a curve in the road, the proposed development would exacerbate existing parking issues.
 - On-street parking is an issue due to existing dwellings not having sufficient parking.
 - Other comments have said that the area is secluded with few cars and little traffic.
 - The island and spur road to the front of the site is used by service vehicles, ambulances and fire appliances, the proposed development would increase the number of vehicles using and parking on the road.
 - The proposed garage would not comply with the Parking Standards.
 - The applicants appear to have several cars and commercial vehicles.
 - Increases to the amount of vehicles in the road could lead to more damage to the green verges and the island.
- Other
 - Disliked the time of year that they were notified.
 - The majority of residents are elderly and have lived in the area for many years.
 - The application site is on a bend not a corner plot.
 - Some neighbouring bungalows were originally constructed with painted render and plain glazing.
 - There is a shortage of bungalows as developers are not encouraged to build them; this development would remove a dwelling suitable for people who need/wish to live only at ground level.
 - Would the footings for the bungalow be adequate for a two storey dwelling?
 - Inaccuracies in the boundary to the property.

[Officer Note: The new palette of materials has been removed from the proposed development, as has the proposed two storey gable feature to the front. The points listed above under 'other' are not material planning considerations. All other points raised are addressed in the following report.]

7. SUMMARY OF CONSULTATION RESPONSES

Highway Authority:

7.1 The Highway Authority (HA) has raised no objections to the proposal.

Royal Borough of Windsor and Maidenhead:

7.2 As the application site directly borders an adjoining local authority, they were notified of the proposed development. The Royal Borough of Windsor and Maidenhead have no objections to the proposal.

7.3 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
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Highways	'Saved' policy M9 of the BFBLP	Consistent - Para. 39 refers to

	CS23 of the CSDPD	LPA's setting their own parking standards for residential development
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Parking Standards Supplementary Planning Document 2016 Design Supplementary Planning Document 2017		
Other publications		
National Planning Policy Framework (NPPF) Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (SLPDS)		

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. Community Infrastructure Levy

i. Principle of Development

9.2 Number 26 Blackmoor Wood is located within a defined settlement as designated by the Bracknell Forest Borough Polices Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD Policies CS1 (Sustainable Development) and CS2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of the host dwellinghouse and surrounding area, residential amenities of neighbouring properties, highway safety, etc. These matters are assessed below.

9.3 The proposed detached garage would comply with the permitted development legislation as defined by Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore this aspect of the proposed development would not require planning permission.

ii. Impact on Character and Appearance of Surrounding Area

9.4 The original scheme has been amended. It is now proposed to construct all elements of the proposed development from materials which would match in appearance those used in the existing dwelling, including the detached garage. This has been confirmed in the submitted amended plans (drawing number: 19101702-2 4a). As such the proposed development would be considered in keeping with the host dwelling.

9.5 The existing roof over the dwelling has a pitch of 35 degrees. The proposed roof, although increased in height, would also have a pitch of 35 degrees. The proposed positions of the windows relate well with the original dwelling. The windows located within the eaves line do not unbalance the building; in addition they would appear as subordinate elements at roof level. Therefore the proposal would be considered to comply with the guidelines set out in the Design SPD for appropriate developments.

9.6 It is noted that there are many other examples of single-storey rear extensions in the surrounding area, as such this aspect of the development would be considered acceptable. There are also several examples of detached garages/outbuildings within Blackmoor Wood, including at number 28 (the neighbouring property). Therefore this element of the proposal would likewise be considered acceptable.

- 9.7 There are front facing dormer windows at 8A Blackmoor Wood, and these become a design feature for the later development starting from 41 Blackmoor Wood. It is also noted that there are several examples of loft extensions within this group of single-storey dwellings. There are also approvals for planning permission for first-floor developments at 25 and 29 Blackmoor Wood. As such, the proposed development would not be unique in the streetscene.
- 9.8 Due to a curve in the road, the application site would be partially visible from Fernbank Road, but with a separation distance of greater than 190 metres, it would not be considered a visually prominent location. The land slopes downhill to the south east; therefore the dwelling is sited at a lower level than the road. As the site is accessed for a spur road screening is provided by the vegetation on the island which separates the spur road from the main highway. Due to the inconspicuous siting of 26 Blackmoor Wood, it is not considered that the proposed first floor development would result in a negative impact on the character of the surrounding area.
- 9.9 The proposed rear extension would not be visible from the highway; as such this aspect of the development would not have a significant impact on the streetscene.
- 9.10 The proposed garage would be visible from the highway, however it would be set back from the front boundary of the application site by 14 metres. As such it would not be considered to result in a dominating impact on the streetscene. The pitch of the roof and the use of matching materials in the construction of this outbuilding would result in it being considered complementary to the streetscene.
- 9.11 The existing single-storey front projection would be retained. This is an original design feature shared with the surrounding properties and has a prominent presence to the principal elevation. The proposed increase in height, whilst visible from the highway, would not be considered unduly dominant in the streetscene.
- 9.12 Due to the use of suitable materials and appropriate design, the proposed development would not be considered out of keeping with the character of the area.
- 9.13 The proposal is therefore considered to be in line with the Design SPD, CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

- 9.14 The application site is predominantly flat and on the same level as the two neighbouring properties: number 28 to the north east and number 24 to the south west. As such, the proposed windows at ground floor level would not be considered to significantly alter the existing levels of overlooking.
- 9.15 The two additional windows and roof light at first-floor level to the front elevation would be sited more than 45 metres from the front elevation of the neighbouring property opposite the application site, 25 Blackmoor Wood. In addition to this significant separation distance, there is screening provided by the vegetation on the island to the front of the site.
- 9.16 There are no additional windows proposed to the north-east (flank) elevation. There is one rooflight proposed to the south western roof slope at first floor level. This window would serve an en-suite and would be positioned no lower than 1.95 metres above the internal floor level of this room. As such it would be considered a high level window and would not result in a detrimental overlooking impact on the occupiers of number 24.

- 9.17 There are three proposed windows at first-floor level on the rear elevation. These would be sited 17.5 metres from the rear boundary of the application site, at the closest point. There would be a separation distance of at least 37 metres to the rear elevation of the neighbouring properties to the rear, 49, 51 and 53 Audley Way. These distances exceed the guidelines set out in the Design SPD for acceptable levels of separation to avoid adverse overlooking impacts. Therefore the proposed development is considered acceptable in terms of overlooking.
- 9.18 It is acknowledged that the proposed garage would be erected adjacent to the boundary shared with the neighbouring property, 28 Blackmoor Wood. There would be a separation distance of 3.6 metres between the proposed garage and the flank elevation of number 28. The proposed garage would have a pitched roof, angled away from the boundary to reduce the bulk of the development. It is not considered to result in a detrimental impact on the occupiers of the neighbouring property in terms of overbearing. In any event, this aspect of the development is permitted development.
- 9.19 The proposed rear extension would be sited 5.9 metres from the north eastern boundary of the application site, and 2.3 metres from south western boundary (both measurements taken at the closest points). Due to the irregular shape of the application plot (which increases in width to the rear) and the orientation of the application site with the two neighbouring properties, the proposed rear extension is not considered to result in an undue level of overbearing on the residential amenities of the occupiers of the neighbouring properties.
- 9.20 The proposed first-floor extension would not increase the footprint of the existing dwelling; the existing separation distances would be maintained. The existing front projection would be retained as single-storey, the two-storey element of the development would not project significantly further forward than the existing front elevation of either of the two neighbouring properties. Therefore it is not considered to result in an unduly dominant impact on the occupiers of the neighbouring property.
- 9.21 There are no windows on the eastern elevation of 24 Blackmoor Wood. There are three windows and a partially glazed door to the south western elevation of 26 Blackmoor Wood. These serve, in order from front to rear, a bathroom (obscure glazed and is not considered a habitable room), a dining room (both a clear glazed window and an obscure glazed stable door), and a kitchen (clear glazed, secondary source of light due to larger apertures on the rear elevation). The proposed scheme has been amended from its original form to address design and loss of light concerns. A loss of light assessment has been conducted for the dining window on the flank elevation of number 28 facing the proposed development site.
- 9.22 The Building Research Establishment: Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice 2011 (BRE SLPDS) is used as a guideline for assessing potential loss of light and the acceptable levels of loss to light.
- 9.23 The BRE's 25 degree rule, for side facing windows, is predicated on the basis of two buildings facing each other, ie with their elevations parallel to one another. This is not the case for 26 and 28 Blackmoor Wood, which are closer to the front of the properties and increase in separation towards the rear. The impact of this is significant when calculating the potential loss of light.
- 9.24 A 25 degree line was plotted on the vertical plane, drawn from the mid point of the effected window. It appears from the vertical elevation that this line would not intersect the proposed development until 0.3 metres from the flat roof section. However, when

this line is viewed in the horizontal plan, drawn at 90 degrees from the flank elevation of number 28, the line would not pass over the highest part of the proposed roof. As such there would be no intersection. Therefore the assessment concluded that there would be no adverse loss of light to 28 Blackmoor Wood.

9.25 The 25 degree line does not intersect the proposed garage, as such it is concluded that the garage would not result in an undue level of loss of light to the dining room of 28 Blackmoor Wood.

9.26 Due to the modest scale of the proposed single-storey rear extension, and the orientation of the dwelling with relation to the two neighbouring properties, it is not considered that this element of the proposal would result in an overshadowing impact.



9.27 The occupiers of the neighbouring dwelling to the north east, 28 Blackmoor Wood, have claimed that their property is set at a lower level than the application site, by approximately 0.2 metres. The image above demonstrates the level eaves between the application site (dwelling in the right) and the north eastern neighbour (dwelling on the left). In the absence of any evidence to the contrary, it is considered that the agent's drawings are accurate. The driveways for these two properties are level and the red line demonstrates the eaves are also level.

9.28 Therefore the proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Transport and Highways Considerations

9.29 Number 26 Blackmoor Wood takes access off an adopted residential road which is subject to a 20mph speed limit. There are no parking restrictions. The application site is currently a two bedroomed property; it would become a four bedroomed dwelling following the proposed development.

9.30 It is acknowledged that the proposed detached garage would not comply with the dimensions set out in the Parking Standards for a usable space. However, neither does the existing attached garage.

9.31 While the Proposed Site Plan (drawing number: 13101702-3 4a) only shows two driveway parking spaces, these exceed the dimensions required by the Parking Standards. As such, up to four vehicle parking spaces (each measuring 4.8 metres by 2.4 metres) could be accommodated on the existing hardstanding. As such, the proposal would comply with the Parking Standards SPD.

9.32 In any event, the Highway Authority has no objection to this proposal as there is sufficient space on-street for parking.

9.33 Objections have been raised regarding the actual space available due to a dispute over the location of the boundary between the application site and the neighbouring property to the north east, 28 Blackmoor Wood. Whilst this is a civil dispute, for the avoidance of doubt the Land Registry records have been checked, these are included in Appendix A. This is the most up-to-date plan showing the boundaries of the application site.

9.34 Objections have also been raised regarding delivery lorries, service vehicles and emergency services using the island as a place to turn. Due to the design of the road, no vehicles use the spur road at high speeds. There is sufficient space for a vehicle to pass another vehicle parked on street. Whilst this is assuming that vehicles are parking considerably this is beyond the control of the Local Planning Authority. The proposed increase in bedrooms at 26 Blackmoor Wood would not significantly alter the highway activity within an established residential area.

9.35 The proposal is therefore considered to comply with CSDPD Policy CS23 and 'Saved' BFBLP Policy M9.

v. 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 this development is not for the implementation of a net increase in dwellings, this application will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the host dwelling or the character of the surrounding area. The impact of the proposed development would not result in any unacceptably detrimental impacts on highway safety or on the residential amenities of the occupiers of neighbouring dwellings. It is therefore considered that the proposed development complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Site Location Plan, Drawing number: 20111790 1, Received 21.11.2017
Block Plan, Drawing number: 20111791 1, Received 21.11.2017
Proposed Site Plan with Parking Layout, Proposed Elevations of Garage, Drawing number: 13101702-3 4a, Received 02.03.2018
Proposed Floor Plans and Roof Plan, Drawing number: 13101702-1 4a, Received 02.03.2018
Proposed Elevations, Drawing number: 19101702-2 4a, Received 02.03.2018
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall 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]

11.2 Informative(s):

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

Doc. Ref:

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

Appendix A

Please see below the taken from the Land Registry map search, showing the freehold of 26 Blackmoor Wood (title number BK174076) as accessed on the 13th December 2017. This is consistent with the application site, as defined by the red line on the submitted site location plan (drawing number 20111790 1).



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ITEM NO: 7

Application No.
17/01087/FUL
 Site Address:

Ward:
 Priestwood And Garth

Date Registered:
 6 October 2017

Target Decision Date:
 5 January 2018

**Land At Former Garth Hill College Site Sandy Lane
 Bracknell Berkshire**

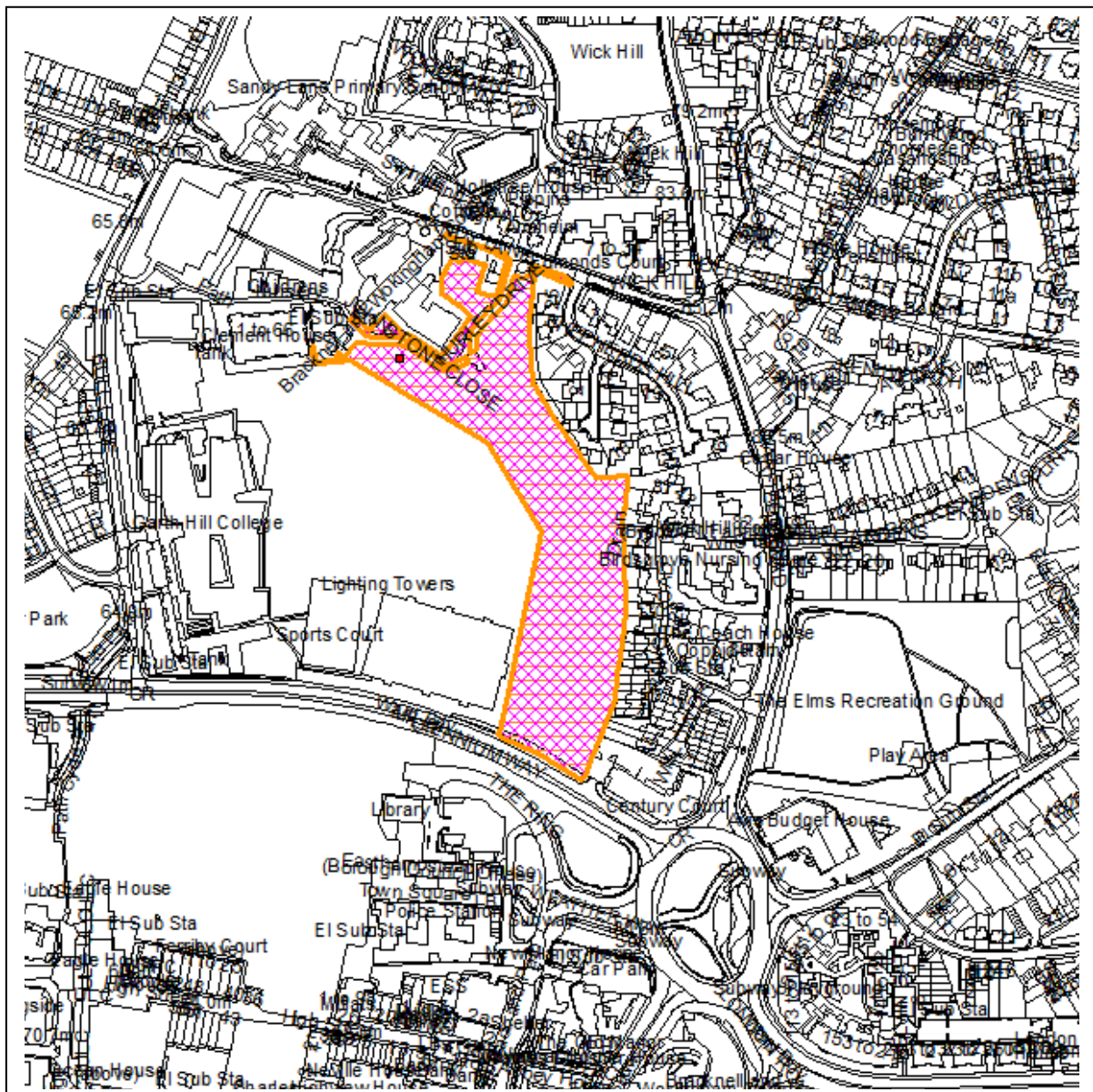
Proposal: **Erection of 89 dwellings with associated car and cycle parking, landscaping, access (vehicular access from Sandy Lane via Hurley Drive) and associated works following demolition of existing buildings.**

Applicant: CALA Homes (Thames) Limited

Agent: Ian Mayhead

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

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



SUMMARY

- 1.1 Policy SA1 of the Site Allocations Local Plan allocates this site, and the adjoining land now occupied by Clement House, for 100 dwellings. The location of the site within close proximity to the town centre means that the site is in a sustainable location. National and local policies support the development of brownfield, sustainably located sites. The principle of development of this site is therefore in accordance with both national and local policy.
- 1.2 The layout and design has taken into account the constraints of the site, whilst maximising its potential. The result is a high density scheme, interspersed by areas of open space which overall create an acceptable layout and scheme. Parking, access, biodiversity, trees and drainage are all acceptable, and subject to conditions and a S106, the proposal is accordingly considered acceptable.

RECOMMENDATION

Approve subject to S106 agreement

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is being reported to committee as 9 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within Settlement Boundary

Allocated site within the SALP 2013

- 3.1 The application relates to a linear site located to the north of the town, which extends from Millenium Way in the south to Sandy Lane at its northern boundary. It formerly formed part of the Garth Hill College site, the buildings of which were demolished some time ago.
- 3.2 The site occupies the land between the playing fields of the current Garth Hill College, and the residential developments off Grange Road and Shepherds Hill to the east, while the town centre is located to the south, across Millennium Way. The site stretches along the southern side of Johnstone Close, the access road to Clement House.
- 3.3 There are substantial level changes within the site. The land generally falls from the northwest to southeast towards the town centre. The site levels out towards the southern end where the former buildings were, before the land again rises to Millennium Way.
- 3.4 Sandy Lane runs east to west and forms the northern boundary of the site. Sandy Lane is predominantly tree lined with residential developments screened from the highway. Towards the western end and along the northern edge of the site, Sandy Lane opens out due to the more open character and grounds of the application site and Sandy Lane Primary School located to the north.

4. RELEVANT SITE HISTORY

- 17/00482/FUL Erection of 61 dwellings, comprising 36no. 1, 2 and 3 bedroom apartments and 25no. 2 and 3 bedroom houses, with associated parking, amenity space and landscaping following the demolition of educational buildings (3748 sq m in D1 use) at the Wick Hill Centre and children's nursery.– Resolution to approve at committee pending Section 106.

16/00440/FUL Erection of 65no dwellings comprising 32no. 2 bed apartments and 33 no. 3 bed houses with associated parking, amenity and landscaping following demolition of existing educational buildings- Withdrawn

5. THE PROPOSAL

5.1 It is proposed to develop the site with 89 residential units consisting of 3no. 4 bedroom dwellings, 43no. 3 bedroom dwellings, 26no 2 bedroom flats and 17no 1 bedroom flats. The dwellings would be a mixture of 2 and 2 ½ storey detached, semi-detached and terrace properties whilst the flats would be 4 storeys in height.

5.2 The layout of the proposal has been dictated by the topography of the site as well as the constraints (including the TPOs) within the site boundary. The layout aims to increase the density moving south, reflecting the proximity to the town centre. Accordingly the largest block of apartments would be located closest to Millennium Way north of which would be a mews inspired development with all the parking in front of the dwellings. North of these are proposed semi-detached dwellings before an area of open space enforces a break in the development. To the north of this the development has two apartment blocks to the west with detached and semi-detached dwellings on larger plots leading north to Sandy Lane.

6. REPRESENTATIONS RECEIVED

6.1 Bracknell Town Council:

Submitted observations which stated that several Councillors have raised concerns about traffic congestion caused by the extra vehicles from this development. Sandy Lane already serves the local primary school and the safety of parents and children needs to be considered. The junction of Sandy Lane and Warfield Road has limited visibility due to the crown of the hill. This junction becomes a bottleneck at peak times. Councillors feel that it would be beneficial for a traffic control system at this junction.

Other representations:

6.2 9 objections have been received objecting to the proposal on the following grounds:

- The transport assessment is unreliable. The traffic estimates are flawed and the additional traffic created as a result of the proposal would result in congestion and pollution.
- The additional traffic movements would result in a danger to school children using Sandy Lane.
- Character of the area consists of detached homes and the plan does not reflect the character of the area.
- The vehicle crossovers make it harder for mobility scooters to use Johnstone Close.
- Overspill parking
- Overdevelopment
- Inadequate car parking provision.
- Configuration of Johnstone Close/ Hurley drive is inadequate to accommodate existing traffic.
- The site should be left as open space.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 Highways: Considered acceptable subject conditions

7.2 Drainage: Information submitted considered acceptable subject to conditions.

7.3 Bio-diversity: Acceptable ecological assessments. Recommends conditions

7.4 SPA: The site is within 5km of the SPA and therefore avoidance and mitigation measures are required. These will be secured through a legal agreement.

7.5 Trees: No objection subject to conditions.

7.6 Archaeology: Content that sufficient information has been provided to demonstrate that it is unlikely that significant historical remains are present on the site and therefore recommends a condition to assess any further archaeological remains.

7.8 Waste: The communal bin store areas are all of adequate size. Propose an informative that collection is from the back edge of the highway, meaning there must be sufficient space on the edge of the highway/ footways to accommodate the bins on collection days.

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	SA1 Previously Developed Land in Defined Settlement. CS15 of the CSDPD: overall housing provision	Consistent (Para. 17 of the NPPF) Not consistent with the NPPF as it does not represent an 'objective assessment of need', and therefore carries little weight.
Affordable housing/ Mix	CS16 of the CSDPD: Housing Needs of the Community CS17 of the CSDPD: Affordable Housing	Consistent. (Para. 50 of the NPPF).
Design & Character	CS1 (viii) of the CSDPD CS7 (i) & (iii) of CSDPD: Design Saved policy EN20 (i) of BFBLP: Design considerations in new development	Consistent with para. 17, 56, and 109 of the NPPF.
Open Space provision	CSDPD Policy CS8: Recreation and Culture	Consistent with paras. 72 & 74 of the NPPF.

	Saved Policy R4 of the BFBLP: Provision of open space of public value	Consistent with the NPPF Chapter 8.
Noise and pollution	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)
Transport		
Supplementary Planning Documents (SPD)		
Parking Standards SPD 2016 Planning Obligations SPD 2015 Design SPD 2017 Thames Basin Heaths SPA SPD 2012		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) Bracknell Forest Borough Landscape Character Assessment (LUC) 2015 Design SPD (2017)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Design
- iv Residential Amenity
- v Impact on Highway safety
- vi Drainage
- vii Archaeology
- viii Bio-diversity
- ix Trees and Landscaping
- x Securing necessary infrastructure / CIL
- xi Thames Basin Heaths Special Protection Areas (SPA)
- xii Affordable Housing
- xiii Waste Collection

i. Principle of Development

9.2 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.

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

- approving development proposals that accord with the development plan without delay, and
- Where the development plan is absent, silent or relevant policies are out of date, granting

permission unless:

- 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
- Specific policies in this Framework indicate development should be restricted.

- 9.4 Paragraph 49 of the NPPF states that 'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.
- 9.5 The site is allocated for residential development within Policy SA1 of the Site Allocations Local Plan, 2013, and is located within the settlement boundary as defined by the Bracknell Forest Policies Map 2013. It is also a brownfield site, development of which should be prioritised over greenfield sites (NPPF: paragraph 17). It is considered that in this respect the principle of the proposal is acceptable subject to consideration of other policies within the adopted development plan.

ii Impact on character and appearance of the area, including landscape impact

- 9.6 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.
- 9.7 The site is neither in a character area or an area of special housing character. However there is a Grade II listed building opposite the site located on the northern side of Sandy Lane, known as Cottrells.
- 9.8 The wider area is residential in character reflecting its location on the periphery of the town centre. The dwellings off Shepherds Hill mainly consist of detached dwellings whilst the properties off Grange Road are semi-detached and terrace properties. Clements House, which forms part of the allocated site, is a four storey apartment block of extra care accommodation for the elderly.
- 9.9 The proposed development to the north on the former Wick Hill College site contains a mixture of apartments, terrace, semi-detached and detached properties. The northern portion of the site would consist of detached dwellings, reflecting the detached properties on Sandy Lane and Shepherds Hill. Towards the southern end are proposed apartments, semidetached and terraced properties reflecting the character of development off Grange Road and the proximity to the town centre.
- 9.10 The southern part of the site has significant changes in levels and is further constrained by trees and a pipe easement. The proposal for this area comprises a higher density development, reflecting its location to the town centre, with car parking either side of the carriageway, to the front of the dwellings. A cycleway/footpath link is proposed running down the west side of the carriageway, providing a pedestrian link to the town centre. The vista terminates with the apartment block to the south, with 2 ½ storey dwellings flanking the approach. This layout results in a somewhat car dominated streetscene, due to its density. The Highway Authority has sought greater separation between the footpath, parking area and front doors of the properties. However, given the constraints affecting this part of the site, it is considered that the layout will create a character area of its own and the concerns are not considered severe enough to warrant a refusal of planning permission. The layout is therefore considered acceptable.
- 9.11 The trees along much of the eastern boundary would be retained. This natural landscaping would break up the built form. This also ensures areas of green space would be retained for nature conservation and recreation. Space has been allocated within the proposal for

additional landscaping to break up the built form and parking areas and to complement the existing retained landscaping.

- 9.12 It is considered that the proposal respects the character of the surrounding area. The site's constraints have resulted in the layout forming distinct areas with slightly different treatments and character. The northern portion reflects and mirrors the development to the north on the old Wick Hill Site and generally contains larger properties, with parking to the side. Two apartment blocks are located here, one creating a visual focus at the junction between Hurley Drive and Johnstone Close. Past the trees would be a group of detached and semi-detached dwellings, before a small gap and the lower 'mews' with the focal end of the third apartment block. This is the densest area of development and closest to the town centre.
- 9.13 The proposal would change the character of the site and would be visible from Millenium Way, across the playing fields. However the site is allocated for residential development and the number of units seeks to make the best use of a brownfield site in accordance with the NPPF. It is considered that the form of development reflects the central location and surrounding development. Accordingly the proposal is considered to comply with Policy CS7 of the CSDPD and EN20 of the BFBLP.

iii Design

- 9.14 Policy CS7 of the CSDPD seeks a high quality of design for all development in Bracknell Forest. Policy EN20 of the BFBLP is also relevant and states that the planning authority will have regard to the appearance and character of the local environment and that development should be appropriate in scale, mass and design.
- 9.15 The proposed dwellings are standard house types proposed by a housebuilder. However, interest and character has been incorporated by the inclusion of projecting gable features, bay windows and flat roofed dormer windows. Corner plots have interest on both elevations with suitably placed windows creating two active frontages.



- 9.16 Officers have worked with the applicant to ensure that the proposal will complement the Wick Hill development to the north, and integrate with the more modern architecture of the town centre. Harmonising the design of the apartment buildings with the traditional form of the dwellings was another consideration and this is achieved through the use of banding and brickwork detail and similar window treatments to give the buildings a common narrative through the site.



9.17 The same palette of materials will be used through both the Wick Hill and Garth sites, ensuring a consistent approach and assisting in pulling the two sites together.

9.18 In conclusion, the proposal has sought to address concerns through providing details within the brickwork and around the windows to create a contemporary feel to the scheme. These features are used on both the dwellings and the apartment blocks, providing the development with a unified appearance. The use of common materials between the two schemes on the former Bracknell and Wokingham College site will help to visually link them. Accordingly the proposal is considered to comply with Policies CS7 of the CSDPD and EN20 of the BFBLP.

iv Residential amenity.

9.19 Saved Policy EN20 of the BFBLP seeks to protect the amenity of surrounding properties. This policy requires the Council to have regard to ensuring new development does not adversely affect the amenity of surrounding properties and adjoining areas. Paragraph 17 of the NPPF also seeks to protect the amenities of future occupiers.

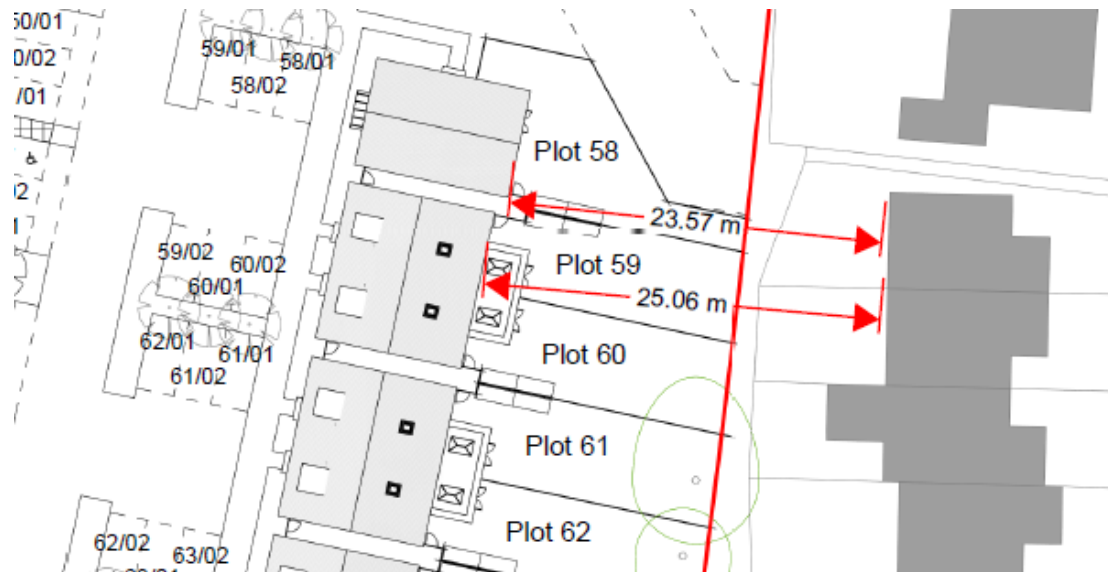
Existing occupiers

9.20 The closest existing residents to the proposal are the occupiers of properties on Shepherds Hill and Grange Road.

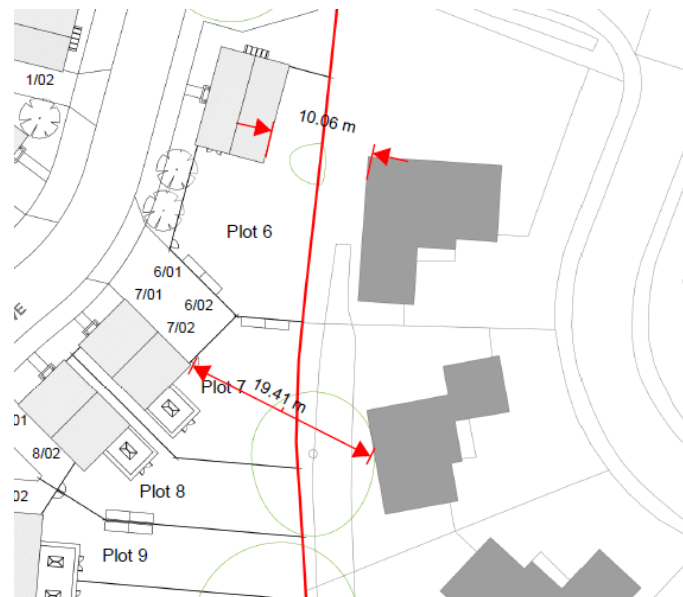
9.21 Section 3.9.11 of the adopted Design SPD states that 'all development should be arranged on plots to achieve reasonable levels of privacy for the inhabitants and for residents of neighbouring buildings'. This gives guidance on what distances should be achieved.

9.22 Paragraph 3.9.14 of the Design SPD continues that 'In considering siting relationships between blocks of flats a minimum distance between facing habitable windows of 22m will be sought to avoid unacceptable levels of overlooking'

9.23 Plots 58-66 back onto the properties on Grange Road. Back to back at first floor level the proposal achieves distances between 23m and 30m, over the standard sought by the Design SPD. The boundary treatments would prevent views from ground floor windows being achieved.



9.24 In the northern part of the site, properties on Shepherds Hill are located to the east. No 25 Shepherds Hill occupies an elevated position above the proposed development, and has windows overlooking it. There is a separation distance of 10.06m between no. 25 Shepherds Hill and plot 6. However, plot 6 has been designed so that there are only 2 windows on the eastern elevation facing no. 25 Shepherds Hill, which serve a landing and a toilet, both non-habitable rooms. As it is not certain what rooms the windows to No. 25 serve it is proposed to impose a condition requiring the landing window be obscurely glazed and top opening only and no other windows to be inserted on the east elevation. Due to the changes in levels, and the height of the boundary treatments, the ground floor windows would not result in any overlooking of the neighbouring property.



9.25 No. 24 Shepherds Hill is located 19m from the rear elevation of plot 7 however the properties do not directly face each other and are separated by a TPO protected tree and a mature landscape boundary within the ownership of no. 24. The SPD seeks a separation distance of 22m between habitable windows, but changes in levels will be taken into account. Shepherds Hill is situated at an elevated position, and given this, the landscaping buffer and the angle the elevations are to each other, it is not considered that in this instance the

proposal would result in an unacceptable level of overlooking.

Future Occupiers

9.26 The Design SPD provides guidance on minimum garden length and separation between windows and blank elevations and facing windows. Gardens should have a minimum depth of 10m and there should be a separation distance of 22m between facing windows. These can be affected by levels and orientation. The majority of gardens achieve this minimum length and where they do not the garden is in proportion to the property it serves. It is considered that in this location, close to the town centre a denser form of development is acceptable and large gardens are not a characteristic of the area, especially to Grange Road. There is a range of garden sizes and shapes available within the development and buyers will be aware of what they are purchasing and will purchase plots to suit their individual requirements. Accordingly it is not considered that this warrants a reason for refusal.

9.27 Where there are trees protected by the TPO within the rear gardens, the gardens are generally larger, reflecting the planning constraint within them and providing acceptable useable space to future occupiers. Likewise where gardens are to be split level due to the change in levels across the site, these are larger than the standards to ensure sufficient useable area.

9.28 The two apartment blocks have limited open space around them to provide amenity space for the residents. However, both are located in close proximity to the open space within the site, and each apartment has a private balcony. The larger apartment building located at the southernmost end of the site is set within larger grounds, providing a degree of amenity for the residents.

9.29 As a result of the layout of the site there are few properties which directly face another. Where this does occur, the properties are spaced in excess of the 12m recommended by the Design SPD.



9.30 Given the above analysis, it is not considered that the proposal would have a detrimental effect upon the amenities currently enjoyed by existing occupiers or future occupiers to

warrant a refusal of planning permission. Accordingly the application is considered to comply with Policy EN20 criterion g, of the BFBLP.

v Impact on Highway safety

Access

9.31 The site is accessed via Sandy Lane which is an ancient highway subject to a 30mph speed limit. The road currently has a vehicular restriction in its middle to allow pedestrians and cyclists through only. The site is accessed via Hurley Drive and Johnstone Close similar to the adjacent site. The proposals seek to widen Johnstone Close to 5.5m which would improve the width and cater for the increased demands from this proposal and the adjacent site which has recently had a resolution to grant planning permission.

9.32 A raised table is proposed at the junction with Hurley Drive and Johnstone Close and this would help control speeds on the incline. Street furniture in the form of bollards will be required where the kerb height is limited to protect the footways from parked vehicles. These are shown on the plans and can be secured through the highways agreement to adopt the road.

9.33 Due to the constraints of the trees, the extension to Hurley Drive has a footway on one side only. Where feasible, footpaths have been provided linking the dwellings, parking bays and visitor parking spaces.

9.34 Plans have been amended to seek to address many of the concerns made by the Highway Authority. These include concerns regarding the areas at the southern end of the site in particular where a number of iterations have been undertaken to obtain an acceptable layout. The Highway Officer still has concerns regarding the parking arrangement and proximity of front doors to the footpath/ cycleway. However, it is not considered that these concerns result in a substantive highway danger and as such would not support a reason for refusal.

9.35 The turning head at the southern boundary of the site is considered suitable for the vehicles that would be expected to serve the site. Details of the ramped cycleway up to Millennium Way are required to ensure any structure is adequate. These can be secured by a condition.

Parking

9.36 Parking across the site is generally in accordance with standards, with parking for the houses being to standard. Parking for the apartment block located at the southern boundary has parking lower than standard. These 23 units result in a requirement for 40 spaces, whilst 32 are being provided resulting in a shortfall of 8 and a ratio of approximately 1.5 spaces per dwelling. In order to support this level of provision a survey of a similarly located development at Bay Road was undertaken. This accommodation is also affordable. The survey results indicate that a lesser provision than standard would be appropriate. The Local Authority has been unsuccessful recently in defending reasons for refusal on under provision of carparking where the site has been sustainably located (in the case of the sites at the Blue Lion and Albert Road). The applicant in this instance has supported the carparking numbers by using a case study which is located further from the town centre and without the planned connections. It is therefore considered that such a level of parking would be acceptable for these units.

9.37 Visitor parking across the development has been provided, slightly above the required level. Whilst sometimes not ideally situated it is considered that the visitor parking is sufficient. Additional parking spaces have been provided adjacent to the boundary with Clements House to provide additional spaces for visitors to either development. This should help address the current recognised parking issues faced by visitors to Clements House.

9.38 To ensure that adequate parking is provided in front of garage doors, a driveway length of 11 m is sought. This is to allow additional room for the up and over garage doors to be opened whilst cars are parked on the driveway. Plots 40 and 42 fall short by 12cm and 44cm respectively. If rollershutter garage doors were fitted, less space would be required to operate them and consequentially the driveway lengths would be acceptable. It is proposed to secure this by condition.

Traffic Impact

9.39 The applicant has undertaken an analysis of the potential traffic impact of the development proposal in combination with the adjacent development recently granted. An analysis of a future year after the development has also been undertaken to establish the longer term impacts. The proposal will lead to an increase in traffic using the junction but from the analysis undertaken the capacity of the junction of Sandy Lane/Warfield Road will not be compromised.

9.40 A report has been provided that looks at the junction of Sandy Lane and Warfield Road. The applicant has noted that the existing safety rail blocks visibility to the right when exiting the junction on Sandy Lane. It is proposed that the rail is moved further out towards the edge of the road. Whilst it is expected that suitable railing is to be installed, the curvature of the road could also lead to this rail impacting on sight lines as well. In that regard it is advised that the rail should be moved back outside the sight line and the footway behind widened accordingly. The Highway Officer is happy that some form of improvement proportionate to this application can be achieved to address concerns at this junction and this can be secured by condition.

Other matters

9.41 The applicant is aware that the Highway Authority will seek to adopt the road and the footway/ cycleway connection to the town centre in the interests of sustainability. This will be secured through a clause within the S106.

Conclusion

9.42 In conclusion the access to the proposal, internal layout and parking are sufficient. The number of trips created would not be so significant to warrant a refusal of permission on highway safety grounds. The proposal is considered to comply with Policy CS23 of the CSDPD and the NPPF.

vi Drainage

9.43 The Application Site is situated in Flood Zone 1, and is considered a Brownfield site given the roads and buildings associated within the Site's previous use as a school. The Flood Risk Assessment (FRA) has assessed the risk of surface water flooding as low to moderate.

9.44 As the site is classed as Brownfield, the existing run off rates will be higher than if the site was Greenfield. The aim is to reduce the run off rates to a Greenfield level.

9.45 The site is separated into a number of catchments with drainage rates from the northern area having been previously agreed as part of an adjacent development. The greenfield runoff rate has been split between the two remaining catchments and an assessment of the required storage volume has been undertaken. The report sets out that approximately 760m³ of storage is required to restrict the development to the greenfield rates this has been provided in the form of buried geocellular storage, permeable paving and online ponds.

9.46. Further details of the pond and geocellular storage designs are required and it is acknowledged that this can be sought by condition. The Applicant has also included a

number of Rain Gardens to further improve the water quality runoff.

9.47 With regards to foul water, the FRA sets out that Thames Water have concerns regarding Waste Water Services in relation to the site, and that the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development which could result in flooding. The applicant is in discussions with Thames Water to ensure that the works are undertaken prior to the occupation. A condition is therefore recommended.

9.48 Accordingly subject to suitably worded conditions requiring the detailed design of a the drainage scheme the proposals would not result in any increase in surface water flooding off the site and is considered to comply with Chapter 10 of the NPPF and Planning Practice Guidance.

vii Archaeology

9.49 In accordance with Paragraph 128 of the NPPF, the applicant has submitted in support of their application an 'Archaeological Desk-Based Assessment' prepared by CgMs Consulting and dated September 2017. The principal conclusions of the 'Assessment' are:

- There are no known heritage assets, designated or not, within the red line boundary of the application site (Paragraph 4.8.2)
- The application site has a low potential to contain buried archaeological remains of prehistoric, Roman, Saxon, medieval and post-medieval date (Paragraph 4.8.3)
- The site was in agriculture throughout the 18th, 19th and 20th centuries until the construction of Wick Hill Secondary Modern School in the 1960s (Paragraphs 4.1.4 and 4.7.10)
- The construction, use and demolition of the School buildings and associated structures are likely to have caused widespread below ground impacts across most of the site (Paragraph 5.1.7)
- The southernmost part of the site does not appear to have been subject to past development and therefore retains the potential for below ground archaeological deposits (Paragraph 5.1.8)
- Any further archaeological investigations, if deemed appropriate, could be secured by an appropriately worded condition (Paragraph 6.8).

9.50 Berkshire Archaeology is in broad agreement with CgMs' archaeological assessment and its conclusions. The assessment of the site's archaeological potential as low is fair, albeit acknowledging that there has been little archaeological investigation within the built-up area of Bracknell and so current knowledge may under-represent the reality.

9.51 The proposal covers a significant area (2.77ha) but Berkshire Archaeology agrees that it is the previously undeveloped southern part of the site that is the area most likely to contain buried remains if any such should occur within the site. We therefore consider that a limited programme of archaeological investigation would be appropriate in the south of the site to mitigate the impacts of development. This shall be secured through an appropriately worded condition.

viii Bio-diversity

9.52 The protection of biodiversity is a requirement embedded within Policies CS1 and CS7 of the CSDPD and the application was supported by an ecological assessment.

9.53 The ecological assessment report sets out detailed Phase 1 and Phase 2 ecological surveys completed following recognised best practice survey guidance. The report identifies habitats of ecological importance (i.e. habitats of principal importance for conservation under the

NERC Act 2006) on site: broadleaved woodland, hedgerow and open mosaic habitat on previously developed land. The woodland and hedgerow habitats are being retained and the future management of these should be secured by conditions securing their protection during construction and their long term management for nature conservation. The open mosaic habitat will be lost to the proposed development. The report details a thorough assessment of this habitat and concludes that although it meets the priority habitat definition, is not of high ecological importance, largely as a consequence of its relatively recent establishment, which is accepted. Detailed recommendations for retaining key elements of the habitat within open space are made e.g. retaining top soils and creating rain gardens, and these measures along with the detailed habitat protection/enhancement measures set out in section 10.1 of the report are welcomed.

- 9.54 Bat activity/emergence survey has shown that a tree (T37) is used as a roost by common pipistrelle (*Pipistrellus pipistrellus*) bats. Bat foraging activity was recorded primarily around the trees on the site margins. The tree is to be retained with the proposed site layout and the retention of this and the woodland can be secured through conditions securing the woodland's protection during construction and in the longer term. The ecological assessment includes a recommendation that bat roosting/foraging habitat is protected from lighting through a lighting plan; such a plan should be secured by condition.
- 9.55 The assessment has identified the woodland and hedgerows, which are to be retained, as key habitat for breeding birds; however it highlights that the scrub and scattered tree habitats to be lost to development could support nesting birds and the report sets out recommendations for avoiding impacts on nesting bird during the clearance of vegetation, which should be secured by condition.
- 9.56 Recommendations for ecological compensation and enhancement focusing on bats and breeding birds are made within the report including: the provision of 12 bat boxes; 12 bird boxes; strengthening of existing hedgerows with native planting and a new native hedgerow on the western site boundary. These measures are welcomed and their implementation and the use of appropriate native species of UK provenance in planting schedules within the landscaping proposals should be secured by condition.
- 9.57 In conclusion the ecological assessments are sufficient to identify the biodiversity of the site and acceptable mitigation was proposed. This mitigation can be secured by conditions and accordingly the proposal complies with Policies CS1 and CS7 of the CSDPD.

ix Trees

- 9.58 Policy EN1 protects the loss of trees and hedgerows where it is important for the retention :-
- a clear distinction between built up areas and countryside,
 - the character and appearance of the landscape or townscape,
 - provide green links between open spaces and wildlife heritage sites,
 - habitats for local wildlife, or
 - areas of historical significance.
- 9.59 The proposal would remove a lot of the self set trees and shrubs which have started to colonise the site since the original college buildings have been demolished. Whilst unfortunate, this is an allocated brown field site, and therefore the loss of some vegetation is acceptable.
- 9.60 The proposal seeks to retain as many trees as possible however one protected tree would be lost. This is acceptable providing a suitable replacement is proposed within the landscaping scheme. This can be conditioned.

9.61 Further information was sought from the applicant to demonstrate how the site could be developed without detrimentally affecting the protected trees, specifically information regarding retaining structures and land levels within RPAs. Cross sections have been provided, however further detailed information is required. It is considered that this can be sought by way of a condition.

9.62 In conclusion, whilst the proposal would result in the removal of trees and shrubs, none of the trees to be removed are considered important for retention for any of the criteria listed in policy EN1. It is considered that sufficient space has been provided around the trees to be retained and where the trees could affect the amenities of future occupiers, consideration of the layout of the dwellings has been had. Accordingly, the proposal is considered to comply with Policy EN1 of the BFBLP.

x Securing necessary infrastructure / CIL

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

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

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

9.65 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:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements.
- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

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

xi Thames Basin Heaths Special Protection Areas (SPA)

9.67 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 3.8 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.

9.68 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.

- 9.69 In this instance, the development would result in a net increase of 89 dwellings with a dwelling mix of 17 x 1 bedroom, 26 x 2 bedroom, 43 x 3 bedroom and 3 x 4 bedroom dwellings. This results in a total SANG contribution of £163,143.
- 9.70 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £53,453.
- 9.71 The total SPA related financial contribution for this proposal is £216,596. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP saved Policy NRM6, saved policy EN3 of the BFBLP and CS14 of CSDPD. A contribution to cover the SAMM payment (monitoring) and SANG maintenance payments will need to be paid to the Council. Again these will be secured through a S106 agreement.

xii Affordable Housing

- 9.72 Policies CS16, and CS17 of the CSPD (in relation to housing needs and affordable housing). The Council's 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.
- 9.73 The application proposes 23 of the 89 proposed units to be affordable equating to 26%. The affordable units would be located within the apartment building which backs on to Millennium Way. They would consist of 11 no. 1 bedroom units and 12 no. 2 bedroom units. Whilst this does not fully reflect the mix of units within the site, given the location and provision of affordable units on the overall site, the mix is considered acceptable in this instance. These units will be secured through the S106. Accordingly the application is considered to comply with Policies CS16 and CS17 of the CSDPD, Policy H8 of the BFBLP supported by the Planning obligations SPD. There are no reasons for refusal on affordable housing grounds.

xiii Waste Collection

- 9.74 There are no objections from the Waste and Recycling Officer. All gardens have access through which bins can be taken to the highway on refuse collection days. The refuse and recycling storage facilities for the flats have sufficient capacity and tracking details of the refuse lorries has been provided demonstrating that collection can be made.

10. CONCLUSION

- 10.1 The proposal will provide a development of 89 dwellings in a sustainable location, close to the amenities of Bracknell town center on a brownfield site. The application represents a significant increase over the allocated target for the site of 54 dwellings, and therefore provides a positive contribution to the housing land supply.

- 10.3 The proposal would result in an increase in traffic using Johnstone Close and Sandy Lane and the junction between Warfield Road and Sandy Lane. However it is not considered that the increase would be so severe as to justify a reason of refusal. However the applicant acknowledges that the junction between Sandy lane and Warfield Road has an accident history. Accordingly a clause is required within the S106 to secure improvements to this junction. The layout meets the parking requirements and secure cycle parking is provided.
- 10.4 The design is considered to be acceptable, providing visual interest on all public sides, with the bulk and mass of buildings broken up. Common design features are used throughout the development providing a common theme. The built form is used to attractively frame and terminate views within the development. The layout provides public and private space with the trees and landscape features given space within the development.
- 10.5 The proposal reflects the surrounding residential character, in terms of density and types of dwellings. Trees covered by the TPO will be protected and have been integrated into the site to provide areas for biodiversity and outdoor recreation.
- 10.6 Policy SALP1 allocated this site for 100 dwellings. Clement House provided 65 and this site seeks consent for a further 89 units resulting in a contribution of 54 additional units towards the 5 year housing land supply. This is a brownfield site, sustainably located, and is therefore a prime location for development. The design, character and appearance are considered acceptable. The parking and access arrangements of the site are considered acceptable and hence there are no demonstrable highway safety issues to support a reason for refusal. Subject to conditions and a S106 agreement, the application is therefore recommended for approval.

11. RECOMMENDATION

Following the completion of planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to (but not limited to the below, the Head of Planning in consultation with the Chairman of the Planning Committee be authorised to add or amend this list obligations):

- SPA mitigation measures
- Affordable housing
- Securing the adoption of the required parts of the highway.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority:

Amended Network 1 Pond Levels (dated 07.03.2018)
P101 rev. V Proposed site layout (dated 12.03.2018)
P110 Plots 1 & 6 Proposed Plans and Elevations (date 10.01.2018)
P111 rev. B Plots 2, 3, 7,8. Proposed Plans and Elevations (dated 01.03.2018)
P112 rev. A Plots 4-5 Proposed Plans and Elevations (dated 10.01.2018)
P113 rev. A Plots 9-10 Proposed Plans and Elevations (dated 10.01.2018)
P114 rev. A Plots 11-12 Proposed Plans and Elevations (dated 10.01.2018)

P122 rev. D Plots 43-44 & 47-48 Proposed Plans and Elevations (dated 01.03.2018)
 P115 rev. B Plots 13-15 Proposed Plans and Elevations (dated 31.01.2018)
 P116 rev. E Plots 16-19 Proposed Plans and Elevations (dated 31.01.2018)
 P117 rev. E Plots 20-28 (Apartments) Proposed Floor Plans (dated 31.01.2018)
 P118 rev. F Plots 20-28 (Apartments) Proposed Elevations (dated 31.01.2018)
 P119 rev. D Plots 29-39 (Apartments) Proposed Floor Plans (dated 31.01.2018)
 P120 rev. E Plots 29-39 (Apartments) Proposed Elevations (dated 31.01.2018)
 P121 rev. E Plots 40-42 Proposed Plans and Elevations (dated 31.01.2018)
 P123 rev. C Plots 45-46 Proposed Plans and Elevations (dated 31.01.2018)
 P124 rev. D Plots 49&58 Proposed Plans and Elevations (dated 31.01.2018)
 P125 rev. D Plots 67-89 (Apartments) Proposed Floor Plans (dated 31.01.2018)
 P126 rev. E Plots 67-89 (Apartments) Proposed Elevations (dated 31.01.2018)
 P128 rev. A Plots 50-57 & 59-66 Proposed Plans and Elevations (dated 31.01.2018)
 31.01.18 FRA and Surface Water Drainage Strategy (Jan '18)
 Proposed Drainage Strategy Sheet 1 – Appendix J-1 P3 (dated 31.01.2018)
 Proposed Drainage Strategy Sheet 2 – Appendix J2- P3 (dated 31.01.2018)
 Ethos Environmental Planning Ecological Assessment September 2017.
 Illustrative Landscape Masterplan (CALA21384 10F); ACD Environmental

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 details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
 REASON: In the interests of the visual amenities of the area.
 [Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
04. No superstructure development shall commence until details of the materials and height of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.
 REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
 [Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
05. The development shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including fixed datum point(s) 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 interest of the character of the area.
 [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
06. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
 REASON: In the interests of highway safety.
 [Relevant Policies Core Strategy DPD CS23]
07. No dwelling shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained.
 REASON: In the interests of accessibility and to facilitate access by cyclists and pedestrians.

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

08. The gradient of private driveways shall not exceed 1 in 12.
REASON: To ensure that adequate access to parking spaces and garages is provided.
[Relevant policies: Core Strategy DPD CS23]
09. No dwelling shall be occupied until the associated vehicle parking or vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
10. No development shall take place until a scheme has been submitted to and approved in writing to accommodate:
(a) Parking of vehicles of site personal, operative 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
(f) Temporary Portacabins and welfare for site operatives
(g) Construction management plan to include lorry routing and delivery times.
Each facility will be retained throughout the course of construction of the development, free from any impediment to its designated use.
REASON: In the interests of amenity and road safety
11. No development shall take place until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
12. The dwelling(s) shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
13. No unit hereby permitted shall be occupied until;
(a) details of the location of visitor car parking spaces, and
(b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
14. No development shall commence until details of the footpath/ cycle way link with Millenium way have been submitted to and approved in writing by the local planning authority. The

details shall include:

- Details of gradient
- Any retaining structures
- Materials

No dwelling hereby approved shall be occupied until the footpath/ cycle way link has been provided in accordance with the approved details.

REASON: In the interest of connectivity and sustainability to encourage other modes of transport than the private car.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS1, CS23]

15. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The buildings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
16. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: BSP T1, Core Strategy DPD CS23]
17. The garage doors hereby approved to plots 40, 41 and 42 shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.
REASON: To ensure that the garages are still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars overhanging the footpath.
[Relevant Policy: BFBLP M9]
18. Notwithstanding the requirements of the GPDO, no window shall be inserted into the eastern elevation of plot 6 without the prior written consent of the Local Planning Authority.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
19. The windows in the eastern elevation of plot 6 shall be obscurely glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
20. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, and shall be retained in accordance therewith.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10, CS12]
21. The development (including site clearance and demolition) shall not be begun until a wildlife protection plan for construction has been submitted to and approved in writing by the local planning authority. The plan shall include:
 - i) an appropriate scale plan showing where construction activities are restricted and protective measures
 - ii) details of protective measures to avoid impacts during construction
 - iii) a timetable to show phasing of construction activities
 - iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.The development shall be implemented in accordance with the approved plan.
REASON: In the interests of bio-diversity
[Relevant Plans and Policies: CSDPD CS1, CS7]

22. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The content of the LAMP shall include the following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organization responsible for implementation of the plan
 - h) On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. No demolition shall be undertaken 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 bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

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

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

26. No dwelling hereby approved shall be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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

REASON: In the interests of bio-diversity and visual amenity of the site

[Relevant Plans and Policies: CSDPD CS1, CS7]

27. No development, including site clearance, shall commence until:

(i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:

- Existing and proposed finished levels.
- Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
- Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and

(ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

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

28. Prior to the commencement of development, the applicant, or their agents, or successors in title, will secure and implement a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the local planning authority. The programme will commence with exploratory archaeological

evaluation, the results of which shall inform archaeological mitigation measures that may be required and those measures will be agreed with the local planning authority prior to the commencement of development. The mitigation measures will be implemented in accordance with those agreed with the local planning authority.

REASON: In the interests of identifying and recording any archeological remains.
[Relevant Policies: BFBLP EN7 and NPPF]

29. The development hereby permitted shall not commence until a scheme for protecting the proposed block of flats and any proposed external amenity areas (gardens and balconies) from road traffic noise has been submitted to and approved by the local planning authority. Any works which form part of the approved scheme shall be completed before the block of flats is occupied. The applicant shall aim to achieve the 'good' internal and external noise level standards as set out in BS8233 2014
Reason : To ensure that the amenities of future residents is not adversely affected by noise
[Relevant Policies BFBLP EN25]
30. No development shall take place until a surface water drainage scheme (SWDS) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1 in 100 years critical storm, with a suitable allowance for climate change and allowances for urban creep included, will not exceed the run-off from the equivalent greenfield area and that flood risk will not be increased elsewhere from the in accordance with the principles of the RSK Drainage Strategy dated January 2018 and Flood Risk Assessment dated January 2018 incorporating online detention basins ponds, permeable paving and Rain Gardens. The strategy should include details of exceedance routing throughout the development taking into consideration potential off-site flows. The SWDS shall subsequently be implemented in accordance with the approved details before the development is completed.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
31. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
 - Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table
 - Confirmation of the gully spacing calculations to demonstrate they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.
- REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
32. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

33. Development shall not commence until a drainage strategy detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.
34. Before the development hereby permitted commences the applicant shall carry out a contamination risk assessment of the application site commencing with a preliminary risk assessment (consisting of a desk top and walk over survey) followed by intrusive investigation and sampling if found to be necessary. The applicant shall then submit to the local planning authority for written approval the findings of the contamination risk assessment with a remediation scheme should remediation be required The remediation scheme shall follow the guidelines set out in BS10175 'Code of practice for the Investigation of Potentially Contaminated Sites' and CLR11 Model procedures for the management of land contamination.
REASON: To ensure that the application site is suitable for the intended use
[Relevant Policies BFBLP EN25]
35. Before buildings on the application site are occupied the remediation works to make the land suitable for its intended use, as set out in the approved remediation scheme submitted to comply with condition 34 above shall be completed and a validation report shall be submitted to and approved in writing by the local planning authority
REASON: To ensure that the application site is suitable for the intended use
[Relevant Policies BFBLP EN25]
36. The development hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works to improve the visibility at the junction between Sandy Lane and Warfield Road. The buildings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the scheme.
REASON: In the interests of highway safety.
[Relevant Policy: CSDPD CS24, BFBLP M4]

In the event of the S106 planning obligations not being completed by 22.09.2018, the Head of Planning be authorised to extend this period or 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).
2. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011
3. In the absence the measures to secure the adoption of the carriageway through the site, and the footpath to the south of the site the application does not promote other means of

transport than the private car, contrary to Policies CS1, and CS23 of the CSDPD supported by the NPPF

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.

The applicant is advised that the following conditions require discharging prior to commencement of development:

- 05. Finished Floor Levels
- 10. Site management plan.
- 11. Visibility splays
- 14. Footpath link
- 15. Cycle parking details
- 21 Bio-diversity
- 23. Bio-diversity enhancements
- 27. Ground levels
- 28. Archaeology
- 29. Noise protection scheme
- 30. Surface water drainage
- 31. Drainage systems
- 32. Maintenance and Management of drainage systems
- 33. Off-site drainage works
- 34. Land contamination.

The following conditions require discharge prior to the commencement of the superstructure works of the dwellings hereby approved:

- 03. Materials
- 04. Boundary materials.

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

- 06. Vehicle access
- 07. Pedestrian and cycle parking
- 09. Parking provided
- 12. Pedestrian visibility splays
- 13. Visitor parking details
- 22. LEMP
- 26. Landscape
- 35. Contamination
- 36. Off site highway works

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

- 01. Time limit
- 02. Approved plans
- 08. Gradient of driveway
- 16. No gates

- 17. Roller shutter garage doors
- 18. No windows
- 19. Obscure glazing
- 20. Sustainability Statement
- 24. Bird Nesting
- 25. Lighting Strategy

03. The delivery times required by condition 10 should exclude peak school times.

04. Trees on and adjacent to this site are/may be protected by Tree Preservation Orders and/ or Conservation Area legislation. In simple terms, detailed written consent must be therefore obtained from the Council's Tree Section before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as a part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developers and/ or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitably briefed on this matter.

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

ITEM NO: 8

Application No.
17/01076/FUL
Site Address:

Ward:
Crown Wood

Date Registered:
21 November 2017

Target Decision Date:
16 January 2018

3 Kilmington Close Bracknell Berkshire RG12 0GL

Proposal:

Change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and Beauty Salon (sui generis). (Retrospective)

Applicant:

Mrs Robyn Dunlop

Agent:

(There is no agent for this application)

Case Officer:

Sarah Horwood, 01344 352000

development.control@bracknell-forest.gov.uk

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



1. SUMMARY

1.1 The application seeks full permission for the change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and beauty business (sui-generis use). This is a retrospective application.

1.2 Subject to planning conditions to appropriately control the business use, the proposal is not considered to result in significant adverse impacts to the residential amenities of adjoining occupiers or the character and appearance of the surrounding area. There would be no adverse impacts to highway safety.

RECOMMENDATION

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

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 This application has been reported to the Planning Committee at the request of Councillor Dudley due to the use not being appropriate in the area and highway/parking concerns.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

3.1 3 Kilmington Close is a two storey dwelling located to the south of the highway within a residential cul-de-sac.

3.2 The surrounding area is residential, characterised by a mix of terraced and detached dwellings and flats.

3.3 The front gardens of dwellings in Kilmington Close are open plan.

4. RELEVANT SITE HISTORY

4.1 There is no relevant planning history relating to this site.

5. PROPOSAL

5.1 Full permission is sought for the change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and Beauty Salon (sui generis).

5.2 The applicant runs a beauty business from the former garage of the dwelling which operates on Mondays, Tuesdays, Wednesdays and Fridays between 09.00 hours and 15.00 hours, and Thursdays 13.00 hours to 19.00 hours, and not at weekends.

5.3 The business operates by appointment only, with one client per appointment. It is advertised on social media and there are no advertisements on the dwelling relating to the business use.

5.4 No other members of staff are employed as part of the business other than the Applicant.

5.5 There are deliveries to the dwelling once every 2 months for wax and specialist waste collection connected to treatments every 2/3 months.

5.6 The business has operated from the site since December 2015.

6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Made the following observations: “Ensure that the parking provision complies with BFC parking standards and that there is no loss of amenity to neighbouring properties”.

Other representations

6.2 4no. letters of objection received which raise the following:

- Hours of operation of the business not adhered to with clients in the evenings and weekends
- Highway matters: issues with parking, vehicles blocking driveways of residents, pedestrian safety
- Storage of waste on site connected to the business
- Noise and disturbance from people arriving and leaving the site connected to the business
- Privacy issues

6.3 (Officer comment: obstruction of the highway or blocking residents’ access is a matter outside of the remit of the LPA and could be a police matter).

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection subject to conditions.

Environmental Health Officer

7.2 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential amenity	Saved Policy EN20 of BFBLP	Consistent
Noise	Saved policy EN25 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards

		for residential development, this policy is considered to be consistent.
Highway safety	CS23 of the CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character of area
- iv. Impact on highway safety

i. Principle of development

9.2 SALP Policy CP1 refers to the presumption in favour of sustainable development as outlined within the National Planning Policy Framework (NPPF). SALP Policy CP1 states that the Council will act proactively and positively with applicants to seek solutions which mean that proposals can be approved wherever possible, and to improve the economic, social and environmental conditions within the area. Planning applications that accord with the policies in the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise.

9.3 The site is located in a residential area that is within a defined settlement on the Bracknell Forest Borough Policies Map (2013).

9.4 CSDPD Policy CS1 sets out a number of sustainable development principles including making efficient use of land and buildings and locating development in locations that reduce the need to travel. In particular the policy refers to promoting a mix of uses.

9.5 CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

9.6 Policy H11 of the BFBLP refers to the retention of housing stock and states:

"Development which would result in any loss of the existing dwelling stock will not be permitted except where:

- (i) a change of use is the only way of ensuring that a building listed as being of special architectural or historic interest could be kept in good order; or
- (ii) the continuation of a residential use would result in adverse local environmental conditions; or
- (iii) community benefits would result which could not be achieved by other means".

9.7 Para 5.76 states "the existing housing stock makes an important contribution to the housing needs and character of the Borough...to make full use of the dwelling stock, the Borough Council will for the most part resist any development, including changes of use, which would result in the

loss of, or prejudice the retention of residential units". This application is for the mixed use of the dwelling for both residential and business use. The business is restricted to the former garage of the dwelling, with no business use taking place within the dwelling; as such there is no loss of an existing residential unit of accommodation in accordance with Policy H11 of the BFBLP.

9.8 The site is located in the defined settlement as designated on the Bracknell Forest Borough Policies Map (2013). As a result the proposed development is considered to be acceptable in principle, subject to no adverse impact on the street scene, amenity of neighbouring occupiers, highway safety, etc. These matters are assessed below.

ii. Impact on residential amenity

9.9 The main impact of the part business use of the dwellinghouse at 3 Kilmington Close in relation to residential amenity of surrounding properties would be any inconvenience and disturbance which results from on-street parking in the vicinity of the site when clients arrive and depart from site. The business use is restricted to the garage of the dwelling and it is not considered that operating a beauty salon would in itself be a noise generating activity.

9.10 The level of activity connected to the business use could be appropriately controlled by planning conditions so as to ensure that no adverse harm results to adjoining dwellings through noise and disturbance. The operational hours of the business could be controlled to those specified by the applicant – Mondays, Tuesdays, Wednesdays and Fridays between 09.00 hours and 15.00 hours, and Thursdays between 13.00 hours and 19.00 hours which would not be considered unreasonable within a residential area. Further conditions are recommended to restrict the business to operate on an appointment basis only, with one client at a time and that any permission granted is made personal to the applicant, with a further condition recommended to ensure that no staff other than the applicant are employed on site in connection with the business. It is considered that such conditions would satisfactorily control the level of activity connected to the business and would be reasonable to protect the residential amenities of neighbouring properties.

9.11 It is acknowledged that the proposed business use would generate some disturbance and inconvenience when clients arrive and depart from the site. However, the following factors are relevant:

- only one client would be on site at any given time or a maximum of two at change-over times;
- clients could park on the public highway (which is not restricted) or park on the application site where there is sufficient space on site to provide an additional parking space which could be enforced by a planning condition;
- the operational hours are not unreasonable.

In light of these factors it is not considered that significant harm would result to surrounding properties as a result of the business.

9.12 The Council's Environmental Health officer confirmed that since the business has been operational (December 2015), one complaint was received in September 2017 – nearly 2 years after the business use had commenced. This was subsequently passed to the Council's Planning Enforcement team for investigation. The Council's Environmental Health Officer recommends that planning conditions are imposed, including restrictions on the operational hours of the business and that any noise associated with treatments is not audible to neighbouring properties to safeguard residential amenities of neighbouring properties.

9.13 It is therefore considered that subject to planning conditions to control the level of activity connected to the part business use of the dwelling, the development would not result in an adverse impact on the amenity of neighbouring occupiers, in accordance with BFBLP 'Saved' Policies EN20 and EN25 and the NPPF.

iii. Impact on character of area

9.14 The use of 3 Kilmington Close for mixed use purposes of dwellinghouse and beauty salon has not resulted in any external changes to the existing dwelling itself. Further, there are no advertisements displayed on the building connected to the business. As such, the use of the dwelling connected to a business use during its operational hours would not detract from the host dwelling or the surrounding area.

9.15 In relation to the proposed business use, subject to planning conditions to control the level of activity, it is not considered that any adverse harm would result to the character of the area.

9.16 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iv. Impact on highway safety

9.17 The property takes access off an adopted residential cul-de-sac which is subject to a 30mph speed limit. Kilmington Close is wide enough to accommodate two-way traffic movements and the low levels of traffic likely to be generated by the beauty salon operating from the dwelling. There are good footway and cycleway links in the surrounding area which could encourage some non-car trips to the salon.

9.18 A parking plan has been provided showing 2no. existing parking spaces on-site which would comply with the Council's Parking Standards SPD for a two bedroom property.

9.19 The Highway Authority has reviewed the 4 objections received by the LPA connected to this application. To address parking/highway concerns raised, it is advised that the applicant provides a customer parking space on site. There is space within the property frontage to provide one additional car parking space (measuring 2.4m by 4.8m to comply with the current standards) across a widened driveway which could be secured via condition. The provision of a widened driveway could also improve pedestrian access to the garage (to address the issue raised by No. 4 Kilmington Close concerning customers walking across their driveway and standing/waiting for appointments). The dropped kerb would need to be extended for access to the new parking and the applicant should be advised (by way of informative) that the dropped kerb will require separate consent of the Highway Authority.

9.20 A planning condition restricting the beauty salon to one customer at a time is likely to minimise parking impacts. Further, a planning condition restricting the hours of operation of the business could assist in addressing parking concerns by avoiding early morning, evening and overnight periods when residential parking demand is generally at its peak.

9.21 The Highway Authority visited Kilmington Close at around 7.45am on the 12th January 2017 and some on-street parking was observed, though this did not unduly affect traffic movements (a refuse vehicle was observed to access and manoeuvre within Kilmington Close).

9.22 The occupants of 41 Kilmington Close, in their objection comment, note, *'people being late for appointments or hurrying for appointments could cause people to drive without due care or attention and cause an accident'*. This comment could apply to anyone using any stretch of road that is late for an appointment including residents of the road that have appointments elsewhere. The beauty salon has been operating from the premises for the past two years (since December 2015), and there have been no recorded accidents along Kilmington Close during this period.

9.23 This beauty salon could generate 10 to 12 two-way trips per day assuming hourly appointments, and while there could be two vehicles at the same time for customer changeover, traffic movements would be low.

9.24 Subject to the imposition of conditions, the proposal is considered to be in accordance with CSDPD Policy CS23, BFBLP 'Saved' Policy M9 and the NPPF.

10. CONCLUSIONS

10.1 The proposal for the mixed use of 3 Kilmington Close as part residential (C3 use), part business use connected to a beauticians (sui-generis use) is not considered to result in significant adverse impacts to the residential amenities of adjoining occupiers or the character and appearance of the surrounding area. Further, there would be no adverse impacts to highway safety. Planning conditions are recommended to appropriately control the business use.

10.2 As such, the proposal is considered to be in accordance with Policies CS1, CS2, CS7 and CS23 of the CSDPD, Saved Policies EN20, EN25 and M9 of the BFBLP and Policy CP1 of the Site Allocations Local Plan, all in accordance with the NPPF.

11. RECOMMENDATION

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

1.The hours of operation of the beauty business shall be restricted to:

Mondays, Tuesdays, Wednesdays and Fridays between 09.00 hours and 15.00 hours, Thursdays between 13.00 hours to 19.00 hours, and not at all on Saturdays, Sundays or public holidays.

REASON: In the interests of residential amenities of the occupiers of the neighbouring dwellings. [Relevant Plans and Polices: BFBLP EN20, EN25]

2.Outside of the operational hours of the beauty business, 3 Kilmington Close shall return to sole C3 (residential) use and shall solely be used for C3 (residential) use at weekends and public holidays.

REASON: To enable the Local Planning Authority to maintain control over the use of the site. [Relevant Plans and Policies: CSDPD CS1]

3.The beauty business hereby permitted shall operate only from the former garage at 3 Kilmington Close and in no other part of the dwelling at 3 Kilmington Close.

REASON: To enable the Local Planning Authority to maintain control over the use of the site. [Relevant Plans and Policies: CSDPD CS1]

4.The beauty business hereby permitted shall operate by an appointment basis only, with only one client connected to the business being on site at any given time.

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

[Relevant Plans and Policies: BFBLP EN20, EN25]

5. The beauty business hereby permitted shall be carried on only by Mrs Robyn Dunlop for the period during which the dwelling is occupied by Mrs Robyn Dunlop.

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

[Relevant Plans and Policies: BFBLP EN20, EN25]

6. No staff other than the applicant, Mrs Robyn Dunlop, shall be employed in connection with the beauty business hereby permitted at 3 Kilmington Close.

REASON: In order to control the intensity of the use in relation to the amount of car parking in the interests of road safety and in the interests of residential amenities of the occupiers of the neighbouring dwellings.

[Relevant Plans and Policies: BFBLP EN20, EN25, M9]

7. The level of noise emitted from equipment used connected to the beauty business hereby permitted (including background music) shall not be audible in neighbouring properties.

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

[Relevant Policies: BFBLP EN20, EN25]

8. Notwithstanding the submitted plans, a scheme demonstrating how a third parking space can be accommodated on the site shall be submitted to and approved in writing by the Local Planning Authority within 3 months of date of the application. The scheme shall include details of the materials to be used. The approved scheme shall be implemented 12 months from the date of this permission.

REASON: In the interests of parking and highway safety.

[Relevant Plans and Policies: BFBLP EN20, EN25, M9]

Informatives

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. Hours of operation
2. C3 use outside of operational hours
3. Business from garage only
4. Appointment basis only, 1 client at a time only
- 5 Personal permission
6. No staff
7. Noise levels

Your attention is drawn to condition 8 which required details and works to be undertaken within a timescale.

3. The Street Care team should be contacted at 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.