

**PLANNING COMMITTEE
17 MAY 2018
7.30 - 10.06 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, Phillips, Skinner, Thompson and Worrall

Also Present:

Councillors Turrell

Apologies for absence were received from:

Councillors Mrs McKenzie and Mrs McKenzie-Boyle

97. Minutes - 19 April 2018

RESOLVED that the minutes of the meeting of the Committee held on 19 April 2018 be approved as a correct record and signed by the Chairman.

98. Declarations of Interest

Councillor Mrs Hayes declared that she had previous dealings with Item 4 on the agenda, Confirmation of Tree Preservation Order (TPO) 1263, Land adjacent to Sunrise, and would leave the room for the duration of the item.

Councillor Mrs Mattick declared that she knew the agent of Item 6 on the agenda, 18/00332/FUL 18 Broom Acres, Sandhurst but had no previous dealings in regards to the application.

99. Urgent Items of Business

The Chairman, pursuant to Section 100B(4)(b) of the Local Government Act 1972 decided that the Confirmation of Tree Preservation Order (TPO) 1263, Land adjacent to Sunrise, Birch Lane, Ascot, Berkshire – 2017 should be heard as an urgent item of business.

Under section 198 of the Town and Country Planning Act 1990 and section 200 of Town and Country Planning (Tree Preservation) (England) Regulations 2012, the Council had made a Tree Preservation Order (TPO) to retain and protect trees that were assessed to be of amenity value and were judged to be at risk of removal or other adverse effects. Representations had been made to the Council and were included in the report.

Mr Mark Simmons objector, spoke against the Council's application.

RESOLVED that the Committee confirm the Tree Preservation Order in its current form.

100. **PS Application No 17/00582/FUL - Land At East Lodge, Great Hollands Road, Bracknell**

Erection of a 3 storey block of 9 flats comprising of 3 x no.1 bedroom flats and 6 x no.2 bedroom flats together with associated parking and landscaping.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council raised no objection.
- Twenty two letters of objections as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mr Pickerskill objecting to the application and Krzys Lipinski for the applicant.

During debate the Committee requested that an additional condition be included requesting that details/scheme for the operation of the car park be submitted to and approved in writing by the Local Planning Authority.

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 permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 January 2018, 6 February 2018 and 1 May 2018:

C0.1, B0.2, B0.3, B0.4, B0.5, D0.6, D0.7 B0.8, D0.9, B0.10, B0.11

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

03. The materials to be used in the construction of the external surface of the development hereby permitted should be in accordance with the materials set out on Plan D0.6 received by the Local Planning Authority on 1 May 2018.

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. The development shall be carried out in accordance with the boundary treatment set out on Plan B0.12 received by the Local Planning Authority on 8 January 2018 and Plan C0.1 received by the Local Planning Authority on 6 February 2018.

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

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

06. 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]

07. No development shall be occupied until the existing access to the site from Great Hollands Road has been closed and a footway/ verge is provided over the closed access 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]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. 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]

10. 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]

11. 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]

12. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the works to form an access across the footway/cycleway. 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: BFBLP M4]

13. 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]

14. The development shall not commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

15. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.

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

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

d) Proposed locations of 2m (minimum) welded mesh panels, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6.2 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.

e) Illustration/s of the proposed protective barriers to be erected.

- f) Proposed location/s and illustration/s of site specific ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

The development shall be carried out in full accordance with the approved scheme.
 REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant policies: CSDPD CS7, BFBLP EN1, EN20]

16. The protective fencing and other protection measures specified by condition 15 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. 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]

17. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The programme of arboricultural supervision/monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place.

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]

18. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation.

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

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

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

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

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

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

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

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

20. 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: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.

- e) Lighting columns and all associated ducting for power supply.
- f) 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]

21. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

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

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

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no hard surface as permitted by Class F of Part 1 of the Second schedule of the 2015 Order shall be provided for any purpose incidental to the enjoyment of the flats.

REASON: In the interests of the health of nearby trees

[Relevant Policies: BFBLP EN1, Core Strategy DPD CS7]

23. 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]

24. The development shall be carried out in accordance with the Pebble Energy 'Energy Statement' dated May 2017.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

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

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

[Relevant Policies: CSDPD CS1, BFBLP EN25]

26. The flats hereby permitted shall not be occupied until a Management Plan for the operation of the car park has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and operated in accordance with the approved Management Plan.

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]

101. **PS Application No 18/00332/FUL - 18 Broom Acres, Sandhurst**

Erection of two storey front, side and rear extensions, enclosed front porch and increase in roof height with the installation of roof lights following demolition of existing garage, utility room and conservatory. (Resubmission of 17/00348/FUL)

A site visit had been held on Saturday 12 May 2018 which had been attended by Councillors Brossard, Dudley, Mrs Hayes, Mrs Ingham, Mrs Mattick, Mrs Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council recommending refusal as detailed in the supplementary report tabled at the meeting .
- Twenty four letters of objections from fourteen separate addresses (excluding the Town Council) as summarised in the Agenda papers and supplementary report.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Terry Jones objecting to the application and Charles Chesterton for the applicant.

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

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

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

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

Location Plan – Drawing Number: 16-10-01/1

Site Plan – Drawing Number: 16-10-01/2A

Proposed Ground Floor Plan – Drawing Number: 16-10-01/10A

Proposed First Floor – Drawing Number: 16-10-01/11A

Proposed Front Elevation – Drawing Number: 16-10-01/12C

Proposed Left Flank Elevation – Drawing Number: 16-10-01/13C

Proposed Rear Elevation – Drawing Number: 16-10-01/14C

Proposed Right Flank Elevation – Drawing Number: 16-10-01/15C

Section Through Roof Space – Drawing Number: 16-10-01/16

Plan on Roof – Drawing Number: 16-10-01/SKETCH 12 B

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The first floor south facing windows in the 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 non-

opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. No part of the second floor side facing rooflights of the development hereby permitted shall be positioned lower than 1.7 metres above the finished floor of the room in which the rooflights are installed.

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 on the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

07. The development hereby approved shall not be occupied until the associated vehicle parking has been provided in accordance with the approved drawing, 16-10-01/2A, Received 3rd May 2018. 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]

102. **PS Application No 18/00124/FUL - Nuptown Piggeries, Hawthorn Lane, Warfield
Erection of 2no. dwellinghouses with detached garages following demolition of
existing buildings and removal of hardstanding.**

A site visit had been held on Saturday 12 May 2018 which had been attended by Councillors Brossard, Dudley, Mrs Hayes, Mrs Ingham, Mrs Mattick, Mrs Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal as detailed in the agenda.
- Eleven letters of objections as summarised in the agenda papers.
- Eleven letters of support as summarised in the agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mrs Miranda Manoukain objecting to the application and Mr Nick Kirby, Pegasus Group, for the applicant.

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]:

Site location plan D1281-01

Site layout plan D1281-13e

Plot 1 - Floorplans D1281-04

Plot 1- Elevations D1281-05

Plot 1 – Elevations D1281-06

Plot 1 – Garage D1281- 07

Plot 2 – Floorplans D1281-08

Plot 2 – elevations D1281-09

Plot 2 – Garage D1281-10

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

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

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

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

04. No dwelling shall be occupied 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 and retained as such thereafter.

REASON: - In the interests of the visual amenities of the area and bio-diversity

[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 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 interest of the character of the area.

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

06. Prior to the practical completion of any dwelling, the Warfield byway 20 shall be returned to its former condition, of which the council hold record.

REASON: To ensure that the byway remains in an acceptable state to be enjoyed by all users.

[Relevant Policies: Core Strategy DPD Policy CS24]

07. 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.

08. 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]

09. The proposed 6 oak trees required to be planted by application 17/00279/TRTPO shall be planted in the locations shown on the approved plan within one year of the date of this application. 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: These trees replace those felled under the TRTPO application. In the interest of the visual amenity of the area.
[Relevant Plans and Policies: CSDPD CS1, CS7]

10. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

11. The garage accommodation shall be retained for the use of the parking of cycles at all times.
REASON: To ensure that the Local Planning Authority's cycle parking standards are met.
[Relevant Policy: BFBLP M9]

12. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
(a) Parking of vehicles of site personnel, operatives and visitors
(b) Loading and unloading of plant and vehicles
(c) Storage of plant and materials used in constructing the development
(d) Wheel cleaning facilities
(e) Temporary portacabins and welfare for site operatives
and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. The approved scheme shall be performed, observed and complied with. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.

13. The demolition and site clearance shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.
The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

15. 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.

16. Details of the design of the foundations of the dwelling and garage to plot 1 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall then be implemented in accordance with the approved details.

REASON: To ensure that adequate foundations are installed to prevent tree roots causing structural problems.

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASONS: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply and the site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

[Relevant Policies: BFBLP GB1, EN1, Core Strategy DPD CS9]

18. Prior to the commencement of development, including site clearance and demolition, details of the tree protection fencing, including location, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as approved and retained for the duration of the development.

REASONS: To protect the existing trees and vegetation which is an important characteristic of the area.

[Relevant Policies: BFBLP, EN1, Core Strategy DPD CS7, CS9]

103. **Application No 18/00038/FUL - Chadwick Mews, Bracknell**

Section 73 application to amend condition 01 (approved drawings) of 01 of reserved matters approval 09/00378/REM to allow removal of leylandii cypress tree screen between Chadwick Mews and The Green and replacement planting.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal as detailed in the agenda papers.

- The seven letters of support have been received from residents of Chadwick Mews as summarised in the agenda papers.
- Eight letters of objection have been received from residents of The Green as summarised in the agenda papers.

RESOLVED that, subject to the receipt of a bat survey before determination, the application be **APPROVED** subject to the following conditions:-

01. Other than the 39 Leyland Cypress trees whose removal is hereby permitted, no other tree, hedgerow or group of shrubs shown to be retained on approved plans shall be cut down, uprooted or destroyed.

The 39 Leyland Cypress trees shall not be felled until details of replacement planting have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a long term post planting maintenance schedule.

The replacement planting shall be carried out and completed in full accordance with the approved details in the nearest planting season (1st October to 31st March inclusive) to the felling of the 39 Leyland Cypress trees and thereafter maintained in accordance with the approved scheme.

All trees and other plants included within the approved details of replacement planting 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 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]

02. No development shall take place until (i) a survey for the presence of bats of all trees at the site that are proposed to be felled has been carried out and submitted to the Local Planning Authority; and (ii) either the Local Planning Authority has agreed that no relocation of bats is necessary, or that the relocation of bats has been achieved in accordance with proposals previously submitted in writing to, and agreed by, the Local Planning Authority.

REASON: In the interests of nature conservation.

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

03. No tree felling shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a nesting bird check undertaken by a suitably qualified ecologist has confirmed that the area is clear of active nests and this has been agreed by the Local Planning Authority in writing.

REASON: In the interests of nature conservation

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

104. Application No 18/00193/FUL - 28 Carnation Drive, Winkfield Row, Bracknell

Erection of part single, part two storey rear extension, two storey side extension following demolition of existing garage, conversion of loft to habitable accommodation with rear facing rooflights and installation of window at first floor level to eastern side elevation.

A site visit had been held on Saturday 12 May 2018 which had been attended by Councillors Brossard, Dudley, Mrs Hayes, Mrs Ingham, Mrs Mattick, Mrs Phillips and Thompson.

The Committee noted:

- The comments of Winkfield Parish Council recommending refusal as detailed in the agenda papers.
- The five objections received. These were from: 39 and 40 William Sim Wood, 4 Calfridus Way, 28 Chivers Drive (Wokingham) and 15 The Chase (Marlow) and summarised in the agenda papers

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

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

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

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

Site Location Plan and Existing Block Plan, Drawing Number: DWG:1, Received 19.03.2018

Proposed Block Plan and Roof Plan, with Parking Layout, Drawing Number: DWG 30 b, Received 27.04.2018

Proposed Ground Floor Plan, Drawing number: DWG:10, Received 19.03.2018

Proposed First Floor Plan, Drawing number: DWG:11, Received 19.03.2018

Proposed Loft Floor Plan, Drawing number: DWG:12, Received 19.03.2018

Proposed Front Elevation, Drawing number: DWG:20, Received 19.03.2018

Proposed Side Elevation (East), Drawing number: DWG:23 a, Received 19.03.2018

Proposed Rear Elevation, Drawing number: DWG:21 a, Received 19.03.2018

Proposed Side Elevation (West), Drawing number: DWG:22 a, Received 19.03.2018

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

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The materials to be used in the construction of the external surfaces of the part single storey and two storey rear development hereby permitted shall be as stated in the submitted application form and as confirmed on the approved elevation drawings.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The window to be inserted into the eastern elevation of the existing dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The openable part(s) shall at all times be no less than 1.7 metres above internal floor level of the room in which the window will be inserted.

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 (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 in the eastern and western (flank) elevations of the development hereby permitted at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

07. The development hereby approved shall not be occupied until the associated vehicle parking has been surfaced with a permeable material 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]

CHAIRMAN