

**PLANNING COMMITTEE
21 MAY 2020
6.30 - 9.15 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Parker, Skinner and Virgo

Also Present:

Councillors Atkinson and Ms Gaw

1. Election of Chair

RESOLVED that Councillor Dudley be elected Chairman of the Planning Committee for the municipal year 2020-2021.

2. Appointment of Vice-Chair

RESOLVED that Councillor Brossard be appointed Vice Chairman of the Planning Committee for the municipal year 2020-2021.

3. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 23 April 2020 be approved as a correct record and signed by the Chairman.

4. Declarations of Interest

Councillor Gbadebo declared an affected interest in item 11, 20/00126/FUL Grantmoor, 25 Stoney Road, Bracknell and would leave the meeting for the item.

5. Urgent Items of Business

There were no urgent items of business.

6. PS 19-00343-FUL Moat Farm, Winkfield Lane, Winkfield, Windsor, Berkshire SL4 4SR

Erection of 12 dwellings with parking, access, and landscaping following demolition of existing buildings.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Council's objections, as detailed in the agenda papers.
- A total of 42 objections received from 28 household, as summarised in the Agenda papers.
- The one letter in support of the application from the current occupier of the site.

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

- A contribution towards active open space of public value
- Maintenance of the SUDS features
- A S278 agreement to secure works to provide pedestrian access and dropped kerbs at the site entrance.

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

- 01 The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 29.11.2019, 17.02.2020, 14.01.2019, 31.08.2019,

LP Rev B
001 Rev E

010 RevA
011 RevA
012 RevC
013 RevA
014 RevA
015 RevB
016 RevB
017 RevA
021 Rev B
MIG22028-03

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

- 02 The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 29.11.2019, 17.02.2020, 14.01.2019, 31.08.2019,

LP Rev B
C001 Rev E

010 RevA
011 RevA
012 RevC
3
013 RevA
014 RevA
015 RevB
016 RevB
017 RevA
021 Rev B
MIG22028-03

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

- 03 No development above slab level shall take place until samples of the materials to include bricks, roof tiles and timbers, to be used in the construction of the external surfaces of the development hereby permitted

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

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

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

- 04 No development shall commence until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority 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: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]
- 05 No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved site plan.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
- 06 No dwelling 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]
- 07 No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
- 08 The 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]
- 09 The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) 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.
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]
- 10 No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure

cycle parking facilities. No dwelling shall be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

- 11 Any gates provided shall open away from the highway and be set back a distance of at least 10 metres from the edge of the Winkfield Lane carriageway of the adjoining highway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
- 12 No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works and pedestrian improvements at the access to the site with Winkfield Lane. The dwellings 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: BFBLP M4]
- 13 No dwelling shall be occupied until a pedestrian crossing point has been provided across Winkfield Lane close to the site access incorporating dropped kerbs and tactile paving.
REASON: In the interests of highway safety and pedestrian amenity.
[Relevant Policy: Core Strategy CS23, CS34; NPPF paragraphs 110 a) to c)]
- 14 No dwelling shall be occupied until details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW to be provided for the three proposed visitors parking spaces shown on the approved Site Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the electric vehicle charging infrastructure shall be provided for the three visitor parking spaces and maintained in working order.
REASON: In the interests of sustainable transport.
[Relevant Policy: NPPF paragraph 110 e); Parking Standards SPD paragraph 3.8 part 1 (established through NPPF paragraph 105 e)].
- 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 without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.
- 16 No dwelling shall be occupied until a comprehensive scheme providing details of both hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority.

These details shall include:-

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc)
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

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

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

- 17 No development shall commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority.
- The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,

- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

[Relevant Policies: BFBLP EN25]

- 18 No development shall commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and approved in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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

[Relevant Policies: BFBLP EN25]

- 19 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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

In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

- 20 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 17, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 18 which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a

verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 19.

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

[Relevant Policies: BFBLP EN25]

- 21 No dwelling shall be occupied until a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time has been submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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

[Relevant Policies: BFBLP EN25]

- 22 No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.
- REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

[Relevant Policies: BFBLP EN25]

- 23 The development hereby permitted shall be carried out in accordance with the mitigation measures specified in: AAe GCN Mitigation Plan January 2020, which shall thereafter be retained in accordance with the approved details. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved and after five years of the first occupation.

REASON: In the interests of nature conservation

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

- 24 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]

- 25 No development shall commence until the applicant have implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy shall be implemented in accordance with the approved details.
- 26 No development shall commence until an Energy Demand Assessment has been 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]
- 27 No development shall commence until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
- 28 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]
- 29 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 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 the rural character of the area.
[Relevant Policies: BFBLP EN2O and EN25]

- 30 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England)2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls, or other means of enclosure as permitted by Class A of Part 2 of the Second Schedule of the 2015 Order, other than those indicated on the approved drawings, shall be erected or planted on the site.
To protect and preserve the character of the Scheduled Monument.
[Relevant Policies: Core Strategy CS1]
- 31 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 LEMP 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.
- REASON: In the interests of nature conservation and the visual amenity of the area.
[Relevant Policies: CSDPD CS1]
32. The habitat features identified as being valuable in the GCN mitigation plan shall be retained, unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure habitat connectivity and support local wildlife populations.
[Relevant Policies: CSDPD CS1]
33. No properties shall be occupied until confirmation has been provided that either:
- all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or

- a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied.

Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason - The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.

- 34 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, and details of the works to modify the ditches.

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.

- 35 No dwelling shall be occupied until a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, has been submitted and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes, cover systems etc.

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.

- 36 No dwelling shall be occupied until fencing along the boundary of the site with Winkfield Lane has been removed.

REASON: To protect and preserve the setting of the Scheduled Monument listed building

[Relevant Policies: Core Strategy CS1]

7. **20-00279-FUL 5 Mount Pleasant, Sandy Lane, Sandhurst, Berkshire GU47 8NN**

Erection of single storey side and front extension plus alterations to detached garage flat roof.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Sandhurst Town Council raised no objection.
- Letters of objection received from a total of 9 households as summarised in the Agenda papers and a further 2 letters of objection as detailed in the supplementary report.
- Letters of support received from a total of 9 households as detailed in the agenda and supplementary report.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that planning application 20/00279/FUL be **REFUSED** for the following reason:

01 The extension by reason of its design, bulk and massing and proximity to the boundary with neighbouring property, would result in an unneighbourly form of development that is unduly overbearing and detrimental to the amenity of neighbouring occupiers. The development is therefore contrary to 'Saved' policy EN20 of the BFBLP.

8. **19-00931-FUL Winkfield Park, Winkfield Row, Bracknell, Berkshire RG42 6NA
Demolition of Brockhill House and stable barn. and erection of replacement main house comprising 9 no. apartments.**

The Committee noted:

- The comments of Winkfield Parish Council as detailed in the Agenda Papers.
- That no objections had been received.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 22.10.2019, 22.01.2020 & 10.03.2020:

100/02
PL-01/C
PL 010 00
020/01

PL 215 00
PL 216 00
PL 217 00
PL 218 00

PL 315 00
PL 316 00
PL 318 00
330/01
331/01

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

03. No development above slab level shall take place until samples of the materials to include bricks, stonework and roof 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. Other than demolition and groundworks on site no works shall commence 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. No dwelling shall be occupied until the access road, including passing places, has been constructed in accordance with the approved plans to a sufficient standard to accept the weight of Bracknell Forest Council's refuse vehicles.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
06. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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]
07. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities in accordance with Table 6 and Annex C of the Parking Standards SPD, March 2016. The building shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained. REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. No dwelling shall be occupied until visibility splays of at least 2.4m x 25m have been provided at the southern access onto Winkfield Row. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
09. No dwelling shall be occupied until
(a) details of the location of 2 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 be

implemented prior to the occupation of any of the dwellings hereby permitted and 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]

10. The development shall be carried out in accordance with the submitted flood risk assessment (reference CV8190782/AQ/DW/003, issue 1, dated 17 October 2019 and prepared by Glanville) and the following mitigation measures it details:

Finished floor levels shall be set no lower than 58.64m above Ordnance Datum (OD)

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

11. No dwelling shall be occupied until a landscape and ecological maintenance and management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority prior to the occupation of any dwelling. The LEMP shall be carried out as approved.

The scheme shall include the following elements:

- i) Description and evaluation of features to be managed
- ii) Ecological trends and constraints on site that might influence management
- iii) Aims and objectives of management
- iv) Details of maintenance regimes
- v) Details of any new habitat created on-site or proposed planting schemes
- vi) Details of an 8m ecological buffer alongside the river that is free from all built development
- vii) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- viii) Details of the body or organisation responsible for implementation of the plan

REASON: To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value.

12. 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 strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- i) identify those areas/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

ii) 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.

No dwelling shall be occupied until all external lighting has been 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: To protect the wildlife interests of the site.
[Relevant Policies: CSDPD policy CS1]

13. Part 1

No development shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Means of enclosure (walls and fences etc)
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- f) Recycling/refuse or other storage units, play equipment
- g) Other landscape features (water features, seating, trellis and pergolas etc).

Part 2: Implementation

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 8545:2014 - Trees: from nursery to independence in the landscape - Recommendations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

14. 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. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

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

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 within influencing distance of the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
 - d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - e) Illustration/s of the proposed protective barriers to be erected.
 - f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
 - g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
 - h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
 - i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.
 - j) Arboricultural site monitoring - Note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturalist (appointed by the land owners), at maximum 4 week intervals for the duration of all works on site to ensure full compliance with the approved tree protection and monitoring scheme. Copy of the signed report to be forwarded to the Local Authority following each site visit.

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

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

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 (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- 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.

17. No development (including initial site clearance) shall commence until a detailed site specific 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. To include routine site visits at maximum 4 week intervals
 - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the local Authority following each visit.

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

18. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, 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 and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

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

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

19. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPAs) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
 - b) Reinstatement to soft landscape area including proposed ground de-compaction works.
 - c) Timing and phasing of works.

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

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

20. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 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 full accordance with the approved site layout and the approved programme.

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

21. No development shall commence until a scheme for the open space within the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of its provision, layout, soft and hard landscaping, landscaping, management and the ensuring of the future maintenance thereof in perpetuity. The open space shall be provided in accordance with the approved scheme in perpetuity.

Prior to first occupation of the approved building, the open space shall be provided in accordance with the approved scheme and will be made publicly accessible open space and maintained thereafter in perpetuity.

REASON: To ensure the site provides adequate open space.

[Relevant Plans and Policies: BFBLP CS16]

22. No development shall commence until:-
 - (i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, (in accordance with the Ecological Appraisal October 2019 and
 - (ii) the further survey has been submitted to and approved by the Local Planning Authority, and
 - (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

23. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use.

REASON: In the interests of amenity and road safety.

24. The existing dwelling and stable barn shown to be demolished on plan 020/01 shall be demolished and the site thereof cleared and landscaped in accordance with the details to be submitted to and approved by the Local Planning Authority, before the earliest of the following dates:
- (a) The date one calendar year following the commencement of building operations in respect of the building hereby approved:
 - (b) The date one calendar month following the first occupation of the approved building.

REASON: In the interests of visual amenities and the need to protect and maintain the open character of the Countryside.

[Relevant Policies: BFBLP EN8, Core Strategy DPD CS9]

25. No development shall commence until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

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

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

[Relevant Policies: BFBLP EN25]

26. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

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

[Relevant Policies: BFBLP EN25]

27. No dwelling shall be occupied until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that:

i) before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

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

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

[Relevant Plans and Policies: CSDPD Policy CS12]

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

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

[Relevant Policy: Core Strategy DPD CS10]

29. No dwelling shall be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

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

[Relevant Policies: BWLP WLP6 and WLP9]

9. **20-00015-FUL Land To The Rear Of 147 Yorktown Road, Sandhurst, Berkshire GU47 9BN**

Erection of two bed detached bungalow with access from Travis Lane.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Sandhurst Town Council raised no objection to the proposal.
- A total of 3 objections received, as summarised in the Agenda papers.

Following completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);

RESOLVED that the Head of Planning be authorised to **APPROVE** application 20/00015/FUL 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:

Proposed floor plan and elevations, drawing no. 2505/4 (received 15.05.2020)
Proposed parking plan, drawing no. part 2505/4 (received 09.04.2020)
Site plan, drawing no.2505/5 (received 19.05.2020)

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 brick and tile 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. The dwelling hereby permitted shall not be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided for that dwelling in accordance with a scheme 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 in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

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 next 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]

05. The dwelling hereby approved shall not be occupied until the means of vehicular access from Travis Lane to serve the approved dwelling has been constructed in accordance with the approved drawings.

REASON: In the interests of highway safety
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

06. The dwelling hereby approved shall not be occupied until the associated vehicle parking and turning space for the approved dwelling has been implemented in accordance with the approved drawings. 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]

07. The dwelling hereby approved shall not be occupied until 2 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

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

08. The development hereby permitted shall not commence until the access and parking space for no.147 Yorktown Road has been implemented in accordance with the approved drawings. The space 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]

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

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

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 Policy: CSDPD CS23, BFBLP M9]

10. The dwelling shall not 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]

11. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy 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 shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

12. 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). The surface water drainage works shall be completed before occupation of the dwellings hereby permitted and 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]

13. Notwithstanding the provisions of Part 1 Class C of the Second Schedule to 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 new windows or shall be constructed in the roof of the building hereby permitted other than as shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

14. 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 Class B of Part 1 of the Second Schedule of the 2015 Order shall be carried out to the dwelling hereby permitted.
REASON: To prevent overlooking to the neighbouring properties.
[Policy: BFBLP EN20].

10. **20-00172-FUL Royal Berkshire Polo Club, North Street, Winkfield, Windsor, Berkshire SL4 4TH**

Section 73 application to vary condition 4 (time limit for works) of planning application 16/01284/FUL for levelling and extension to No. 6 Ground and creation of irrigation pond. (For clarification; this application is to extend the time limit for levelling the field and removing the haul road by 6 months.)

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments from Winkfield Town Council as detailed in the agenda.
- A total of 7 objections received, as summarised in the Agenda papers.
- The 1 additional objection received as detailed in the supplementary report.

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

01. The developer shall notify the Local Planning Authority in writing within 21 days of the commencement of works on site. The levelling of the field

authorised by this permission shall cease and the haul road (shown on the Block Plan) shall be removed and the land over which it extended returned to its former condition within 6 months of the site works commencement date.
REASON: To ensure that the development is completed in a timely manner and to ensure that the Construction Management Plan is properly managed and the impacts on the amenities in the area are kept to a minimum.
[Relevant Policy: CSDPD Policy CS9, BFBLP EN20]

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details as originally approved under planning permission 16/01284/FUL.

Site Location Plan - LPA received 04.07.17
MP 05 2017 Rev A - Master Plan showing public footpath network (June 2017) - LPA received 04.07.17
Phasing Plans - LPA received 29.03.17
890.02 rev B alignment of the footpath - LPA received 29.03.17
890.03 Section along footpath at eastern end of Polo Field – LPA received 22.02.17
Construction Management Plan (May 2017) - LPA received 07.06.17
Haul Road Details Plan - LPA received 29.03.17
Traffic Management Plan (on Site) - LPA received 28.02.17
Temporary Path Crossing Detail - Crossing Point A - LPA received 04.07.17
Temporary Path Crossing Detail - Crossing Point B - LPA received 04.07.17
Tree Protection Plan Scale 1-200 A3 - July 2017 - LPA received 04.07.17
Method Statement for the Removal of Temporary Haul Road and Reinstatement (July 2017) - LPA received 04.07.17
Acoustic Barrier System - LPA received 04.07.17
Ecological Report (December 2016) – LPA received 28.12.2016
Planning Statement prepared by Paul Dickinson & Associates (December 2016)
Agent's emails dated 04.07.17 and 02.08.17 (Trees T20 & T38)
Arboricultural Implication Study and Tree Protection Strategy (needs to be read in association with Agents Planning Statement and Emails dated 04.07.17 and 02.08.17 with specific reference to the retention of The Oak Trees T20 and T38)
17.103 - 001 - HGVs Swept Path Analysis - LPA received 21.09.17
Site-specific flood risk assessment (December 2016)

Additional approved details under reference 18/00176/COND:

Letter from Julian Thornber, BSc (Hons) MCIEEM, AA Environmental Limited, dated 9 August 2018. 02.
A Biodiversity Enhancement Plan (BEP) has been prepared by AA Environmental Limited. Ref: 173409 Dated September 2018 03.
Drawing 890.03 Landscape Plan prepared by Weller Designs Limited dated 7th September 2018.
Surface Water Drainage Assessment prepared by HydroGeo Limited, Groundwater and Environmental Consultants dated 02/08/18.

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

03. Details shall be submitted upon completion of the project confirming the maintenance and management of the approved SUDS features.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]

04. No levelling work or deliveries of materials shall take place outside the hours of 07.30 and 17.30 Monday to Friday and not at any time on Saturdays, Sundays or Public Holidays.
REASON: In the interests of the amenities of occupiers of neighbouring residential properties.
[Relevant Policy: BFBLP EN20, EN25]
05. Access to the site shall be from Pigeon House Lane A330 only.
REASON: In the interests of highway safety and to utilise the existing infrastructure (Temporary Haulage Road within the site) already in situ and avoid further impacts upon the Green Belt setting.
[Relevant Policy: CSDPD CS23, BFBLP EN20]
06. The development shall be carried out in accordance with the Construction Management Plan, dated March 2017 and received by the Local Planning Authority on 29.03.17.
REASON: In the interests of the amenities of occupiers of neighbouring properties and in the interests of highway safety.
[Relevant Policy: CSDPD CS23, BFBLP EN20]
07. The approved wheel washing facilities detailed within the approved construction management plan for construction traffic connected with the development hereby permitted shall remain fully operational for the duration of this project to prevent mud and other debris being deposited on the public highway during the construction of the development. This shall be supported by frequent deployment (minimum of twice per day and more during inclement weather) of a vacuum road sweeper to ensure the entire length of highway between Orsett House on the A330 up to the junction with Drift Road and Lovel Road up to the junction with Hatchet Lane as a minimum is kept free of any deposits from the site.
REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring public highway
08. The protective fencing and other protection measures specified within the approved Tree Protection Strategy (January 2016) and Tree Protection Plan received on 04 July 2017 shall be remain insitu in the locations shown on the plan and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity, including building works and storage of materials, shall occur at any time within this protected area.
REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
09. The approved scheme of biodiversity enhancements shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
10. All planting comprised in the approved 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 landscaping works shall be carried and completed prior to the use of any part of the approved development. As a minimum, the quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests safeguarding visual amenity and promoting biodiversity

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

11. Within a period of 5 years from the completion of the development no retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority. Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development or within a period of 5 years of the completion of the development, shall be replaced during the nearest planting season (1st October to 31st March inclusive), with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

REASON: In the interests safeguarding visual amenity.

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

12. The acoustic barriers shall remain installed as per the approved details and shall remain in situ until the completion of the approved works.

REASON: In the interests of the neighbouring resident's amenities.

[Relevant Plans and Policies: BFBLP EN20, EN25]

11. **20-00126-FUL Grantmoor, 25 Stoney Road, Bracknell, Berkshire RG42 1XY**

Conversion of detached dwelling and garage to form 4 no. 1 bed apartments and 1 no. 1 bed bungalow, external alterations with new windows and doors and parking

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The observations from Bracknell Town Council as detailed in the agenda.
- A total of 9 objections received from 7 separate addresses, as summarised in the Agenda papers.
- A further letter of objection as detailed in the supplementary report.

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 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 19 February 2020 and 12 May 2020:
Drawing no. STO/19/03
Drawing no. STO/19/04 Rev B
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No dwelling 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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

04. No dwelling shall be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.
REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

05. No dwelling shall be occupied until the vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawings. The spaces shall thereafter be kept available for parking and turning at all times.
REASON: To ensure that the development is provided with adequate car parking to reduce the likelihood of on-street car parking and reversing of vehicles onto Arlington Close which would be a danger to other road users.
[Relevant Policies: BFBLP M9, CSDPD CS23]
06. One car parking space shall be allocated to each of the dwellings hereby permitted. The remaining two car parking spaces shown on the approved drawings shall be for visitors to any of the dwellings hereby permitted. If one of the dwellings hereby permitted has a resident with a defined need for disabled parking, the "accessible space" shown on the approved plan shall be allocated to that dwelling as that dwelling's one allocated car parking space.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Plans and Policies: BFBLP M9]
07. No dwelling shall be occupied until 5 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved drawing plan within the development. The cycle parking spaces and facilities shall thereafter be retained as such.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD CS23]
08. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]
09. No dwelling shall be occupied until the width of the internal access driveway leading onto Arlington Close has been widened to 4.1m as shown on the approved drawing.
REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]
10. No dwelling shall be occupied until the dropped kerb onto Arlington Close which provides vehicular access to the site has been widened to at least 4.5m.
REASON: To ensure that vehicles can pass at the access onto Arlington Close in the interests of highway safety.
[Relevant Policies: CSDPD CS23]
11. No dwelling shall be occupied until details of on-site refuse storage for waste awaiting disposal (including details of any enclosure or screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter retained.
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.
12. The parking and turning areas and internal access driveway 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]

- 13 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 (including rooflight windows and dormer windows) shall be constructed on any elevation/roof slope of the garage hereby permitted to be converted to a bungalow, except for those shown on the approved drawings. In addition, no windows shown on the approved drawings shall be enlarged.
REASON: To prevent the overlooking of neighbouring properties and the creation of additional bedrooms.
[Relevant Policies: BFBLP EN20, M9]
- 14 No dwelling shall be occupied until details of the signing for the parking 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 prior to occupation and the 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 Plans and Policies: BFBLP M9, CSDPD CS23]

CHAIRMAN