

**PLANNING COMMITTEE  
11 OCTOBER 2018  
7.30 - 10.00 PM**



**Present:**

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

**Also Present:**

Councillors Peacey, Mrs Temperton and Turrell

**Apologies for absence were received from:**

Councillors Angell, Mrs Angell, Heydon, Mrs McKenzie and Skinner

**35. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 13 September 2018 be approved as a correct record and signed by the Chairman

**36. Declarations of Interest**

There were no declarations of interest.

**37. Urgent Items of Business**

There were no urgent items of business.

**38. PS 18/00655/OUT Beaufort Park, South Road, Wokingham, Berkshire RG40 3GD**

**Outline application (including details of access) for demolition of existing office building ('Beaufort Park') and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road. (Resubmission of planning application 17/01123/OUT with additional information)**

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Julia Evans from BSRIA objecting to the application and David Austin speaking in response.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council and Crowthorne Village Action Group objecting to the application.
- The fifteen objections received in response to the planning application as detailed in the agenda.
- The further representation received on behalf of BSRIA Ltd objecting to the application as detailed in the supplementary report.
- The objection from Councillor Heydon as detailed in the supplementary report.

- The objection from Councillor Brunel-Walker verbally given at the planning committee.

Having read the officer report and heard the debate, the Committee were not persuaded by the issues and arguments raised and, therefore an alternative motion was proposed and seconded and being put to the vote was **CARRIED**.

**RESOLVED** that planning application 18/00655/OUT be **REFUSED** for the following reasons:

01. The site is located outside the defined settlement boundary and as such is directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met. The proposal does not comply with the stated criteria.
  02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).
  03. In the absence of a planning obligation to secure affordable housing, Travel Packs, provisions relating to the management of the private roads, including for a Management Company to maintain and manage the private roads and financial contributions towards education in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.
39. **18/00453/FUL Land To The North Of Church Lane and East Of Wellers Lane, Warfield, Bracknell, Berkshire**
- Change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated landscape works and the delivery of car parking spaces within an existing area of hardstanding.**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council raising objection to the initial car parking layout.
- The six representations received from residents received in response to the planning application as detailed in the agenda.

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

- the legal mechanism for the delivery of the SANG.

**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 and other submitted details received by the Local Planning Authority on 19th and 20th September and 2nd October 2018:

Site Location Plan (drawing ref. 6518-SANG\_EXT\_SLP Rev A)  
Planning, Design and Access Statement Rev E September 2018  
DRAFT SANG Management Plan September 2018 Rev. 6826.SANG.vf8  
Ecological Assessment April 2018 Rev. 6826.EcoAss.vf2  
Flood Risk Assessment Rev P8 September 2018 prepared by BWB Consulting Ltd  
Transport Statement Rev TS Final V2 prepared by Peter Brett Associates LLP  
Illustrative Parking Layout (drawing ref. 36151-5501-027 Rev F) prepared by Peter Brett Associates LLP  
Detailed Hard and Soft Landscape General Arrangement Plans prepared by Fabrik  
D2571 L.100 Rev PA05  
D2571 L.301 Rev PA08  
D2571 L.302 Rev PA06  
D2571 L.303 Rev PA05  
D2571 L.304 Rev PA06  
D2571 L.305 Rev PA08  
D2571 L.306 Rev PA06  
D2571 L.307 Rev PA07

Tree Report Rev A prepared by ACD Ltd

Passing Place Improvement Locations Plans prepared by Peter Brett Associates LLP

- 36151/5504/001 Rev A
- 36151/5504/002 Rev A
- 36151/5504/003 Rev A
- 36151/5504/004 Rev A
- 36151/5504/005 Rev A
- 36151/5504/006 Rev A

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

03. Prior to the completion of the First SANG enhancement works the car parking spaces as illustrated on drawing number drawing ref. 36151-5501-027 Rev F shall be in accordance with the details as specified in the approved scheme and thereafter shall be retained for the parking purposes to serve the development.

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]

04. The first SANG enhancement works and the relevant phases of the SANG upgrade works 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 (if required)
- 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 (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

05. No retained tree or hedgerow (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.

REASON: In the interests safeguarding visual amenity.

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

06. Prior to the commencement of the development details of the fencing, gates, waymarkers, refuse bins, cattle troughs and water source along with a programme for installation shall have been submitted to and approved in writing by the Local Planning Authority. The fencing, gates, waymarkers, refuse bins and cattle troughs shall be installed in accordance with the agreed programme and thereafter retained to serve the development. All planting comprised in the soft landscaping works as part of the first SANG enhancement works shall be undertaken in the nearest planting season (1st October to 31st March inclusive) following the implementation of the first SANG enhancement works.

Prior to the commencement of the development of each phase of the SANG upgrade works, details of the final hard and soft landscaping schemes to be implemented as part of each SANG upgrade phase shall have been submitted to and approved in writing by the Local Planning Authority. All planting comprised in the soft landscaping works as part of the SANG upgrade works shall have been submitted to and approved in writing by the Local Planning Authority. The planting shall be undertaken in the nearest planting season (1st October to 31st March inclusive) following the implementation of each phase of SANG upgrade works prior to the transfer of any part of the approved SANG.

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 EN2 and EN20, CSDPD CS7]

07. The development should not be publicly accessible until the off-site works on Wellers Lane and Bowyers Lane have been completed in accordance with the details as shown of the following plans:
- 36151/5504/001 Rev A
  - 36151/5504/002 Rev A
  - 36151/5504/003 Rev A
  - 36151/5504/004 Rev A
  - 36151/5504/005 Rev A
  - 36151/5504/006 Rev A

REASON: In the interests of the convenience and safety of all highway users.

[Relevant Policy: BFBLP EN20, M4, CSDPD CS7, CS24]

In the event of the s106 planning obligation not being completed by 31 December 2018, **RESOLVED** that the Head of Planning be authorised to **REFUSE** the application for the following reasons:-

01. The absence of an agreement to secure the in perpetuity management and maintenance of the site would result in the land not satisfying the minimum requirements to qualify as SANG as required in Bracknell Forest Thames Basin Heaths Special Protection Area Avoidance and Mitigation SPD (March 2012) and as such would impact on the character of the use of land within this Green location. As such the development would be contrary to policies C1 of the Core Strategy DPD and GB2 of the Bracknell Forest Borough Local Plan DPD.

40. **18/00538/FUL Hill Rise, 1 Heathway, Ascot, Berkshire SL5 8NX**

**Erection of a 3no. bed detached dwelling following the demolition of existing garage and outbuilding**

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 within the agenda.
- The eight representations received as detailed in the agenda.

**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 28 August 2018 and 20 September 2018:  
2385 08  
2385 09/A  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No construction works shall take place until brick and tile samples to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The development shall be carried out in accordance with the finished floor levels as set out on drawing 2385 09/A received by the Local Planning Authority on 20 September 2018.  
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 scheme of means of enclosure set out on drawing 2385 09/A received by the Local Planning Authority on 20 September 2018.  
REASON: - In the interests of the visual amenities of the area.  
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
06. The development shall be carried out in accordance with the soft landscaping details set out on drawing 2385 09/A received by the Local Planning Authority on 20 September 2018.  
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, wellformed 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. The first floor staircase window in the south east facing side elevation of the dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass or equivalent. It shall at all times be fixed shut below 1.7m from the internal floor level.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north-west or south-east facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawings.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
09. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved details.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]
10. The dwelling shall not be occupied until the associated vehicle parking space has been set out in accordance with the approved drawing. The spaces shall not thereafter be used for any purpose other than parking.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
11. No dwelling shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. It shall be retained as such thereafter.  
REASON: In order to ensure bicycle facilities and refuse storage are provided.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
12. The development hereby approved shall be carried out in accordance with the recommendations of the ACD Environmental Arboricultural Impact Assessment and Method Statement (reference EIP22059aia-ams) dated 22 August 2018.  
REASON: In order to safeguard trees considered to be worthy of retention in the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
13. No part of the dwelling 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]

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

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

[Relevant Plans and Policies: CSDPD Policy CS12]

15. 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]

16. No development shall commence until parking for the existing dwelling has been set out in accordance with the approved drawing. The spaces shall not thereafter be used for any purpose other than parking.

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]

41. **PS 18/00600/FUL 56 Fordwells Drive, Bracknell, Berkshire RG12 9YL**

**Erection of a part single storey part two storey rear extension following demolition of existing conservatory and installation of first floor side windows.**

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Alan West objecting to the application.

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 within the agenda.
- The seven objections received as detailed in the agenda and the four additional representations within the supplementary report.

**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, received by the Local Planning Authority:  
Location Plan and Site Plan – Drawing Number: 5601 – Received 31<sup>st</sup> August 2018  
Existing and Proposed Ground Floor Plan – Drawing Number: 5602 – Received 31<sup>st</sup> August 2018  
Existing and Proposed First Floor Plan – Drawing Number: 5603 – Received 31<sup>st</sup> August 2018  
Existing and Proposed Elevations – Drawing Number: 5604 – Received 13<sup>th</sup> September 2018  
Tree Constraints Plan – Drawing Number: TH/A3/1721/TCP - Received 25<sup>th</sup> July 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 extension hereby permitted shall be similar in appearance to those of the existing building.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, CSDPD CS7]
04. The first floor window in the north 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). It shall at all times be non-opening unless the hinge is located to the west of the window and fixed to open no more than 64 degrees.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
06. Prior to commencement of any development the tree(s) to the rear of the site shall be protected by erecting barriers at a distance specified in BS 5837:2012 (or any subsequent revision) Annex D to the standard illustrated in BS 5837:2012 (or any subsequent revision) Section 6 (Figures 2 or 3) prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -  
a) No mixing of cement or any other materials.  
b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.  
c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
  - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
  - f) Parking/use of tracked or wheeled machinery or vehicles of any description. In addition to the protection measures specified above,
    - a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
    - b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
- REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

42. **18/00772/FUL Land Fronting 42, 43, 46 & 47 Ambassador, Bracknell, Berkshire RG12 8XP**

**Change of use and formation of access road for car parking.**

A site visit had been held on Saturday 6 October 2018, which had been attended by Councillors Angell, Mrs Angell, Brossard, Mrs McKenzie, Mrs McKenzie-Boyle and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal on highway and pedestrian safety grounds.
- The five objections received as detailed in the agenda.

**RESOLVED** 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, received by the Local Planning Authority:  
Location and Block Plan - Received 27th July 2018  
Engineering Plan - Received 5th September 2018  
Section A-A.N.T.S - Received 27th July 2018  
Planting Proposals - Received 3rd October 2018  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. 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. 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 EN2 and EN20, CSDPD CS1 and CS7]

04. No development (other than the construction of the access) shall take place until the access 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]

05. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

43. **18/00773/FUL 5 Cressida Chase, Warfield, Bracknell, Berkshire RG42 3UD**  
**Retention of single storey outbuilding.**

A site visit had been held on Saturday 6 October 2018, which had been attended by Councillors Angell, Mrs Angell, Brossard, Mrs McKenzie, Mrs McKenzie-Boyle and Thompson.

It was noted that Councillor Thompson's request to view the application from Ceasers Gate, hadn't been accommodated.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council objected to the application as detailed in the agenda.
- The three objections received as detailed in the agenda.
- The three comments of support as detailed in the agenda.
- The one additional representation objecting to the application and on additional letter of support as detailed in the supplementary report.

**RESOLVED** that the application is recommended to be **APPROVED**

44. **18/00834/3 Land Fronting The Avenue, Bull Square & High Street, Bracknell Berkshire**

**Siting of seasonal outdoor street market stalls (Use Classes A1, A3, A4 and A5) in The Avenue, Bull Square and High Street for a maximum period of 100 days in any one year (5 year temporary permission).**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council has no objection to the proposal.

It was noted that Councillor Dudley requested that the Licensing Team work closely with the Fire Department.

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

01. The use of the site as a market hereby permitted shall be discontinued on or before 12<sup>th</sup> October 2023.  
REASON: The permanent use of this site as a market has not been assessed in terms of the impact of the use on the regenerated town centre.
  02. The development hereby permitted shall be carried out only in accordance with the following approved plans:-
    - Seasonal Market Events Site Location Plan dated 17.08.18
    - Seasonal Market Events Block Plan dated 17.08.18REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
  03. No setting up of market stalls shall take place until details have been submitted to and approved in writing by the Local Planning Authority. The details shall contain the following:-
    - The number and type of stalls
    - Position of the stalls
    - Duration of Market
    - Hours of operation
    - Access and storage detailsThe market shall be operated in accordance with the approved details.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
  04. No setting up of market stalls or deliveries shall take place before 07:00 on any day.  
Reason: In the interests of the amenities of the occupiers of nearby premises.  
[Relevant Policies: BFBLP EN25]
45. **CONFIRMATION OF TREE PRESERVATION ORDER (TPO) 1283, Land at 16 & 14 Wellington Drive, Bracknell - 2018**

The Committee considered a report requesting confirmation of this Tree Preservation Order, to which a representation had been received.

The Committee noted:

- A representation from 14 Wellington Drive as detailed in the agenda papers

**RESOLVED** that the Tree Preservation Order is confirmed.

**CHAIRMAN**