

**PLANNING COMMITTEE
14 NOVEMBER 2019
7.30 - 9.50 PM**



Present:

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

Apologies for absence were received from:

Councillors D Birch

Also Present:

Councillors Kirke and Mrs Temperton

43. Minutes

RESOLVED that the minutes of the meeting of the Committee held on the 12 September 2019 be approved as a correct record and signed by the Chairman.

44. Declarations of Interest

Councillor Brown declared that her decision on agenda item 5, 19/00178/FUL, was pre-determined and would not be eligible to participate in the vote.

Councillor Dr Barnard declared an affected interest in agenda item 5, 19/00178/FUL as a Governor at Garth Hill College and would not participate in the vote.

45. Urgent Items of Business

There were no urgent items of business.

46. PS 19/00178/FUL - Brian and Turner Haulage, Eastern Road, Bracknell, Berkshire RG12 2UP

Change of use from B2 Class to Sui Generis (car wash and valeting unit).

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Kiran Meka objecting to the application and Robert Shala speaking in response.

After reading the officer report and supplementary report and hearing the arguments put forward by the public speaker's, the Committee felt that they needed to be provided with more information regarding the noise levels and requested that further testing be undertaken. Therefore an alternative motion was proposed and seconded to **DEFER** the item to a future meeting so that this information could be provided and the further testing undertaken. This vote was **CARRIED**.

47. PS 19/00023/FUL - Land To The Rear Of 29 Warfield Road & 7 Sherring Close, Bracknell, Berkshire RG42 2JY

**Land To The Rear Of 29 Warfield Road & 7 Sherring Close Bracknell Berkshire
RG42 2JY**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council raised no objection.
- The 14 letters of objection as detailed in the agenda.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Rachel Britton objecting to the application and Matt Taylor speaking in response.

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

- 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 22 February 2019:

- 2541-PL-01 Rev.B 'Site Plan'
- 2541-PL-02 Rev.B 'Floor Plans Plots 1,2'
- 2541-PL-03 Rev.A 'Floor Plans Plots 3'
- 2541-PL-06 Rev.B 'Carport and Garage Plans'

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

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

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

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

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwelling 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 'Saved' Policy EN20, Core Strategy DPD CS7]

05. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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

06. No development shall commence until details of the boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. The approved details shall thereafter be implemented and retained as such. All boundary treatments shall provide for the free movement of wildlife to and from the site.

REASON: In the interests of the visual amenity of the area, and biodiversity
[Relevant Plans and Policies: CSDPD CS1, CS7]

7. 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 windows at first floor level or above shall be installed on any of the north- or south-facing elevations of the dwellings of Plot 1 and Plot 2 hereby approved, with the exception of those shown on the approved plans.

REASON: In the interests of the residential amenity of the neighbouring residential properties
[Relevant Policy: BFBLP 'Saved' Policy EN20].

08. The additional dwellings hereby permitted shall not be occupied until the means of vehicular access, including details of construction and materials, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and retained as such.

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

09. The dwellings hereby permitted shall not be occupied until visibility splays have been provided at the junction of the site access with Warfield Road in accordance with drawing 2541-PL-07 'Block Plan Showing Vision Splays Site Access Swept Paths', received by the Local Planning Authority on 22 February 2019. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

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

10. The dwellings hereby permitted shall not be occupied until the associated vehicle parking spaces have been surfaced and marked out in accordance with approved

drawing 2541-PL-01 Rev.B 'Site Plan', received by the Local Planning Authority on 22 February 2019. The spaces shall thereafter be kept available for parking at all times.

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

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

11. The dwellings hereby permitted shall not be occupied until the associated car ports have been provided in accordance with approved drawings 2541-PL-01 Rev.B 'Site Plan', and 2541-PL-06 Rev.B 'Carport and Garage Plans', received by the Local Planning Authority on 22 February 2019. The car ports shall thereafter be kept available for parking at all times, and, notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car ports, and no gate or door shall be erected to the front of the car ports.

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].

12. The dwellings hereby permitted shall not be occupied until the associated external rear garden access for cycle and bin storage has been provided in accordance with approved drawing 2541-PL-01 Rev.B 'Site Plan', received by the Local Planning Authority on 22 February 2019. The store and access shall thereafter be kept available for cycle and bin storage at all times.

REASON: In order to ensure adequate cycle and bin storage are provided, in the interests of highway safety and the character of the area.

[Relevant Policies: BFBLP 'Saved'; Policies EN20 and M9, Core Strategy DPD CS7 and CS23]

13. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

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

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 visual amenity and road safety.

[Relevant Policies: CSDPD Policy CS7 & CS23, BFBLP 'Saved' Policy EN20]

14. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging development activities
- b) identification of "biodiversity protection zones"
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)

- d) the location and timing of sensitive works to avoid harm to biodiversity features
- e) the times during development when specialist ecologists need to be present on site to oversee works
- f) responsible persons and lines of communication
- g) the role and responsibilities on site of an ecological clerk of works or similarly competent person
- h) the use of protective fences, exclusion barriers and warning signs

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

15. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority setting out details of a badger run including details of boundary treatments. The badger run shall thereafter be provided in accordance with the agreed scheme, and be retained thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

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

a) identify those area/features on site that are particularly sensitive for badgers 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 badgers using their territory or having access to their breeding sites and resting places.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

17. No development shall take place until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed, complied with and thereafter retained.

REASON: In the interests of nature conservation

[Relevant Policies: CSDPD Policies CS1, CS7]

18. An ecological site inspection report shall be submitted to the Local Planning Authority within three months of the first occupation of any dwelling hereby approved. Any recommendations contained within this report and agreed in writing by the Local Planning Authority shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

19. No development shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110

litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

20. No development shall take place until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The dwellings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

21. No development shall take place until full details of the Drainage Systems, in accordance with the principles set out in the PBA Technical Note dated September 2019, have been submitted to and approved in writing by the Local Planning Authority. These shall include calculations demonstrating that the scheme meets greenfield runoff rates and volumes for the 1 in 1, 1 in 2, 1 in 30, 1 in 100 year and 1 in 100 +40% increase in climate change.

The scheme shall be designed using FEH Rainfall and include a 10% increase for urban creep. Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, permeable paving construction, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

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

[Relevant Policy: Core Strategy DPD CS1]

22. No development shall take place until details of proposed boundary treatments which shall not impact on existing flood flow routes (as set out in the PBA Technical Note dated 9 April 2019) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and retained as such.

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

[Relevant Policy: Core Strategy DPD CS1]

23. No development shall take place until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features. The approved details shall thereafter be implemented and retained as such.

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

[Relevant Policy: Core Strategy DPD CS1]

24. The dwellings hereby permitted shall not be occupied until a verification report has been submitted to and approved in writing by the Local Planning Authority, including evidence demonstrating the agreed construction details and specifications have been implemented. This shall include photos of excavations and soil

profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes, cover systems, etc.

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

[Relevant Policy: Core Strategy DPD CS1]

25. The dwellings hereby permitted shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority regarding information to be provided to prospective residents concerning aspects of any drainage systems that serve multiple properties and the need for residents to maintain the fencing details subject to condition 22.

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

[Relevant Policy: Core Strategy DPD CS1]

26. The following windows on the first floor side elevations of the dwellings hereby permitted, shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight:

- South-facing elevation of Plot 1
- North-facing elevation of Plot 2

Any replacement windows shall be glazed and fixed to this standard, and retained as such.

REASON: In the interests of the residential amenity of the neighbouring properties within the development hereby approved.

[Relevant Policy: BFBLP 'Saved' Policy EN20].

27. The dwellings hereby permitted shall not be occupied until details of a bin collection point (within 25 metres of the highway of Warfield Road), serving the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The collection point shall be provided prior to occupation and retained thereafter.

REASON: In order to ensure adequate bin collection facilities are provided, in the interests of highway safety and the character of the area.

[Relevant Policies: BFBLP 'Saved' Policies EN20 and M9, Core Strategy DPD CS7 and CS23]

48. **19/00359/OUT - Willow House, Ranelagh Drive, Bracknell, Berkshire RG12 9DA**
Outline application for the erection of two dwellings and garages following the demolition of existing dwelling and garage (with all matters reserved).

The Committee noted:

- That Bracknell Town Council considered no objection.
- The 6 letters of objection and 2 letters neither objecting or supporting 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 following measures;

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

RESOLVED that the Head of Planning be authorised to **APPROVE** the application

18/00639/FUL subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary;

01. Application for approval of the details of the landscaping, layout, scale, access and appearance of the development (hereinafter called "the reserved matters") shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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

02. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

03. The development hereby permitted shall be carried out only in accordance with the following approved plans received on 04.06.2019:

Location Plan, drawing no. Willow-PL-Existing-01RA

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

04. The development (including site clearance and demolition) shall not be begun 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 Elite Ecology Bat Activity Survey Report August 2019) and

(ii) the further survey has been submitted to and approved by the Local Planning Authority, and

(iii) either the Local Planning Authority has agreed that no relocation of bats is necessary or a scheme for the relocation of an bats has been submitted and approved by the Local Planning Authority. The scheme shall be performed, observed and complied with.

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

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

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

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

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

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

06. The demolition shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local Planning Authority.

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

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

07. 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]

08. No part of any 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]

09. 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/buildings 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]

10. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

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

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

11. No development shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained has been submitted to and approved in writing by the Local Planning Authority, in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200 and show 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 locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

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

12. The protective fencing and other protection measures specified by condition 11 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) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;

- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

13. No development shall commence until a detailed site-specific method-statement for the construction of all hard surfaced areas of any description within the root protection area (RPA) of retained trees has been submitted to and approved 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 Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The approved surfacing shall be retained 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

14. 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) Soakaways (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.

15. No development shall take place until:

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

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

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

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

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

49. **19/00594/FUL - Derryquin, 8A Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU**

Erection of two dwellings following demolition of existing dwelling and garage

The Committee noted:

- The comments of Bracknell Town Council recommending refusal.
- The 8 letters of objection letters of objection as detailed in the agenda.

Following completion of planning obligation(s) 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); and,

RESOLVED that the Head of Planning be authorised to **APPROVE** the application 19/00594/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 received by the Local Planning Authority on 23.08.19:

PL/629/SP01 Rev B
PL/629/03
PL/629/02 Rev B

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. No construction works shall take place until details showing the finished floor levels of the dwellings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. No dwelling hereby permitted shall 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]

06. The first floor windows situated on north eastern flank elevation of plot 1 and the south western flank elevation at plot 2 of the dwellings permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or

equivalent). They shall at all times be non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room they serve.

REASON: To prevent the overlooking of neighbouring properties
[Relevant policies: BFBLP EN20]

07. 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 and above in the east or west facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]

08. The development shall not commence until the means of vehicular access, including details of construction and the culvert/headwall, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

09. No development shall be occupied until the associated vehicle parking and turning space has been set out in accordance with the approved drawing. The spaces shall thereafter be retained for parking and turning at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users. [Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. The garages shall be retained for the use of the parking of vehicles and cycle parking at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met. [Relevant Policy: BFBLP M9]

11. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

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

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

12. No development shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for waste and recycling storage facilities. The storage shall then be implemented prior to occupation and thereafter be retained as approved.

REASON: To ensure that adequate waste and recycling facilities are available in the interests of the amenities of future occupiers.

[Relevant Policy: BFBLP EN20]

13. No dwellings 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 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]

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). 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]

16. The development hereby permitted shall be carried out in accordance with the mitigation measures specified in Sedgemoor Extended Phase 1 Habitat Survey – Re Inspection June 2019 which shall thereafter be retained in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

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

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

50. **19/00715/FUL - 3 Great Hollands Square, Bracknell, Berkshire RG12 8UX**
Change of use from retail (A1) to hot food grill and pizza takeaway (A5) and installation of flue to rear.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council didn't object to the application.
- The 9 letters of objection letters of objection as detailed in the agenda.
- The petition objecting to the proposed change of use with 65 signatures.
- The 102 letters received supportive of the proposal.
- The petition supporting the proposed change of use with 79 signatures.

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

01. The change of use 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 change of use 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 (Drawing Number: EA/101) – Received 17th October 2019
- Site Plan (Drawing Number: EA/102) – Received 17th October 2019
- Proposed Ground Floor Plan (Drawing Number: PA/101) – Received 17th October 2019
- Proposed Roof Plan (Drawing Number: PA/103) – Received 17th October 2019
- Proposed Front Elevation (Drawing Number: PA/201) – Received 17th October 2019
- Proposed Rear Elevation (Drawing Number: PA/203) – Received 17th October 2019
- Proposed Section A (Drawing Number: PA/301) – Received 17th October 2019
- Proposed Section B (Drawing Number: PA/302) – Received 17th October 2019
- Detail 1 (Drawing Number: PA/902) – Received 17th October 2019
- Design and Specifications of Extraction Ventilation System – Received 17th October 2019
- ESP Filter Unit Technical and Operations Manual – Received 6th August 2019
- UV-O Odour Control Units Technical and Operations Manual – Received 6th August 2019
- Grease Goblin Details – Received 6th August 2019
- Purified Air Commercial Kitchen Exhaust Filtration Details – Received 6th August 2019
- Multicarb Activated Carbon Discarb Units Details – Received 6th August 2019
- Activated Carbon Panels Details – Received 6th August 2019
- GigaBox Centrifugal Fans Details – Received 6th August 2019
- Attenuator Details – Received 6th August 2019
- Transformer Speed Controllers Details – Received 6th August 2019

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

03. The flue hereby permitted shall be constructed of materials similar in appearance to that outlined on the approved email received from the agent on 17.10.19.

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

04. The use hereby permitted shall not operate other than between the hours of 11:00 am to 11:00 pm Monday to Sunday. This includes deliveries to and from the premises.

REASON: To safeguard the amenity of the neighbouring properties.

05. Before the use hereby permitted commences, fume extraction, mechanical ventilation and filtration equipment shall have been installed at the premises in accordance with the details in the Design & Specification document submitted with the application. The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

REASON: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

51. **18/01060/FUL - Winchester House, Market Place, Bracknell, Berkshire RG12 1JU**

Section 73 application for the variation of condition 01 (Approved Plans) of reserved matter approval 13/01068/REM for submission of details of design, access, appearance, landscaping, layout and scale for redevelopment of Winchester House identified as Blocks NW3.1, NW3.2, NW3.3. Demolition of Winchester House and redevelopment to provide retail A1-A3 Class, D2 gym and 311 residential units, car parking, new public realm, landscaping and highway works. This reserved matters application is submitted pursuant to outline planning permission 12/00476/OUT. (Note for Clarification: this application is for internal changes to increase the number of apartments from 311 to 338).

The Committee noted:

- That there were no objections from Bracknell Town Council.
- The 2 letters of representation as detailed in the agenda papers.

Following the completion of a Deed of variation to the planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 attached to planning permission 12/00476/OUT relating to the following measures:

- secure affordable housing
- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA)
- secure a minimum of 305 car parking spaces (an additional 25 car parking spaces) within the Skimped Hill multi storey car park.

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 carried out only in accordance with the following approved plans received by the Local Planning Authority on 31.10.2018:-

- PLA-001/01
- S73 submittal pack for Royal Winchester House, Bracknell

- 0501 Rev A

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

02. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as approved under reference 15/00250/COND:

- Paving Stonemaster Medium Buff
- Stonemaster Natural Buff
- Stonemaster Medium Grey and

18/00057/COND :

Fairview RAL 9010 matt white finish
Fairview bespoke Timber finish

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

03. External site lighting shall be provided at the site in accordance with the scheme approved under reference 16/00014/COND. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenity of neighbouring property and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS7]

04. Works in connection with the construction of an area of public realm or public space shall be carried out in accordance with the details approved under reference 16/00014/COND.

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

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

05. The car parking areas to serve the development both on and off site shall be operated only as approved under reference 15/00250/COND. The details approved under that reference shall be implemented.

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

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

06. Details of intended finished ground floor levels as approved under reference 16/00014/COND shall be fully implemented prior to the occupation of the building.

REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

07. The communal door access control system incorporating audible and visual verification shall be provided in accordance with details approved under reference 19/00061/COND. The approved control system shall thereafter be retained.

REASON: In the interests of the safety and amenity of future occupiers of the development.

[Relevant Policies: Core Strategy DPD CS7)

08. The building hereby permitted shall not be occupied until car parking to serve it has been provided at:-

(a) basement level), and

(b) the Skimped Hill Lane multi-storey car park (in accordance with details which have been submitted to and approved in writing by the Local Planning Authority). The parking 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]

52. Exclusion of Public and Press

That pursuant to Regulation 21 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2000 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of item 12 (Item 53 in the minutes) which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

- (3) Information relating to the financial or business affairs of any particular person.

53. Information Item - Use of Urgent Decisions Procedure

The Committee received a report on the use of the urgent decision's procedure.

RESOLVED that the Planning Committee note the content of the report.

CHAIRMAN