

**PLANNING COMMITTEE**  
**23 APRIL 2020**  
**6.30 - 9.48 PM**



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

**Apologies for absence were received from:**

Councillors Mrs Mattick

**Also Present:**

Councillors Atkinson, Gaw, Kennedy, Leake and Turrell.

**77. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 13 February 2020 be approved as a correct record and signed by the Chairman.

**78. Declarations of Interest**

There were no declarations of interest.

**79. Urgent Items of Business**

There were no urgent items of business.

**80. 19-00753-FUL Unit C Cookham Road**

**Change of use from office (B1) to Islamic community centre (D1).**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Binfield Parish Council raised no objection to the proposal.
- A total of 192 objections received, as summarised in the Agenda papers.
- That 685 letters of support and a petition of support with 198 signatures had been received.

A site visit had been held on Saturday, 14 March 2020, which had been attended by Councillors Brossard, Brown, Dudley, Green, Heydon, Mrs McKenzie-Boyle, Mossom and Parker.

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

- Securing a travel plan with associated fees and deposit payments

**RESOLVED** that the Head of Planning be authorised to **APPROVE** the application 19/00753/FUL subject to the following conditions amended, added to or deleted as the Head of Planning considered necessary:

01. The 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 use hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:  
Site Location Plan - Drawing Number: 004 - Received 18th March 2020  
Block Plan - Drawing Number: 003 Rev B - Received 21st April 2020  
Proposed Ground Floor Plan - Drawing Number: 002 Rev B - Received 9th March 2020  
Transport Statement - Received 9th March 2020  
Travel Plan - Received 9th March 2020  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The hours of operation shall be restricted to between 6am and 11pm.  
REASON: In the interests of the neighbouring properties.  
[Relevant Policies: BFBLP EN20]
04. The development hereby permitted may not be brought into use until the associated vehicle parking and turning space has been laid out within the site in accordance with the approved Block Plan BICS/PLAN/003/REV-A and the approved Proposed Ground Floor Plan BICS/PLAN/002/REV-B for 42 cars and 1 shuttle minibus to be parked with 2 spaces marked for disabled users and 13 spaces marked for car share. 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]
05. The southern access doors to the internal parking hereby approved shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type door.  
REASON: To ensure that the internal parking is still accessible while cars are parked to the south of the building, avoiding inappropriately parked cars comprising the reversing/turning area.  
[Relevant Policy: BFBLP M9]
06. The development hereby permitted may not be brought into use until at least 20 cycle parking spaces have been provided in the locations identified for cycle parking on the approved Block Plan BICS/PLAN/003/REV-A and the approved Proposed Ground Floor Plan BICS/PLAN/002/REV-B and shower and changing facilities have been provided for cyclists within the development. The cycle parking spaces and facilities shall thereafter be retained.  
REASON: In the interests of accessibility of the development to cyclists.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
07. The development hereby permitted may not be brought into use until a pedestrian crossing with dropped kerbs and tactile paving to each side has been provided on the northern branch of Cookham Road in the location shown on the approved Block Plan. BICS/PLAN/002/REV-B.  
REASON: In the interests of accessibility of the development to pedestrians.  
[Relevant Policy: BFBLP M4 and M6, Core Strategy DPD CS23]

08. The development hereby permitted may not be brought into use until details of the means to physically limit the number of people present on the site to a maximum of 80 people have been submitted to and approved in writing by the Local Planning Authority. Thereafter the means to physically limit the number of people present on the site to a maximum of 80 people shall be retained and used.  
No more than 80 people shall be present on the site at any time.  
REASON: To reduce the likelihood of parking demand exceeding capacity resulting in 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 be brought into use until details of the proposed shuttle bus service to operate between 12:45 and 15:15 hours every Friday on a continuous loop between an agreed public car park location and the development site have been submitted to and approved in writing by the Local Planning Authority. The service shall be implemented in accordance with the approved details.  
REASON: In the interests of accessibility by public transport and to reduce the likelihood of parking demand exceeding capacity resulting in on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M4 and M8, Core Strategy DPD CS23]
10. Once the development hereby permitted has been brought into use, deliveries or refuse collection to the development using vehicles larger than 7.5 tonnes or exceeding 6m in length shall NOT be undertaken between the following time periods:  
(a) between 12:30 and 15:30 on a Friday  
(b) after 16:00 on any day  
REASON: To avoid deliveries or refuse collection coinciding with peak demand for parking at the development resulting in obstruction to parking which would result in on-street parking which would be a danger to other road users.  
[Relevant Policies: Core Strategy DPD CS23]
11. The approved Travel Plan dated 6th Jan 2020 shall be implemented in full for a minimum period of 5 years from the development being brought into use in accordance with the following criteria:
- (a) The details of the appointed Travel Plan Coordinator shall be submitted to the Local Planning Authority at least 3 months prior to the development being brought into use.
  - (b) If the Travel Plan Coordinator changes within 5 years from the development being brought into use then the new Travel Plan Coordinator's details shall be submitted to the Local Planning Authority as soon as reasonably practical.
  - (c) A baseline travel and parking survey shall be undertaken within 4 months of the development being brought into use covering all three Friday Prayer sessions. Thereafter travel and parking surveys shall be repeated annually for 5 years. The results of each travel survey shall be submitted to the Local Planning Authority within 3 months of each travel survey being undertaken.
  - (d) The operation of the Travel Plan and relevant travel plan fee and deposit shall be secured through a S106 legal agreement.
  - (e) Any variation to the approved Travel Plan document must be approved in writing by the Local Planning Authority.  
[Relevant Policies: Core Strategy DPD CS23 and CS24]
12. Friday Prayer shall be operated in sessions as follows:

- (a) a maximum of three sessions.
- (b) a maximum of 80 people per session.
- (c) the start times of each session must be at least 45 minutes apart.
- (d) each session must last no longer than 35 minutes.
- (e) the site must be clear of people from the previous session before people may begin prayers for the following session with the exception of the imam and up to 3 other staff.
- (f) any area of the site which is not associated with Friday Prayer including inter alia meeting rooms, library and community recreational room shown on the approved Proposed Ground Floor Plan BICS/PLAN/002/REVB- may NOT be occupied for the period from 15 minutes prior to the start of the first session to 15 minutes after the end of the last session.

REASON: To reduce the likelihood of parking demand exceeding capacity resulting in on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

81. **PS 19-00714-FUL Land West Of Prince Albert Drive, Prince Albert Drive, Ascot, Berkshire**

**Conversion of existing barn to 6 dwellings, and associated access drive and car park. Change of use of land to residential curtilage.**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The observations of Winkfield Parish Council.
- A total of 37 letters of objection received from 28 separate postal addresses, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Neil Davis, objecting to the application and Emily Temple speaking in response.

A site visit had been held on Saturday, 14 March 2020, which had been attended by Councillors Brossard, Brown, Dudley, Green, Mrs Hayes MBE, Mrs McKenzie-Boyle, Mossom, Parker and Atkinson.

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 13 August 2019 and 27 February 2020:

drawing no. PAD/DEC/001

drawing no. PAD/DEC/002 Rev 7

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on drawing no.

PAD/DEC/001 received 13 August 2019.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

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

REASON: To protect the openness of the Green Belt within which the site is located.

[Relevant Policies: BFBLP GB1, CSDPD CS9]

05. The dwellings hereby permitted shall not 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]

06. The dwellings hereby permitted shall not 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]

07. The dwellings hereby permitted shall not be occupied until details of the construction of the internal access driveway (including materials) has been submitted

to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the occupation of any of the dwellings approved in this permission.

REASON: In the interests of the visual amenities of the area, highway safety and accessibility

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7, CS23]

08. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced 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 prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, CSDPD CS23]

09. The car ports hereby approved shall be retained for the use of the parking of motor vehicles 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 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 in the interests of highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

10. The dwellings hereby permitted shall not be occupied until secure and covered cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans within the development. The cycle parking facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

11. Notwithstanding the provisions of Part 2 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), any gates or barriers provided for vehicular access shall open away from the highway and be set back a distance of at least 7 metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

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. All existing trees shown to be retained and protected in the document entitled "Arboricultural Impact Assessment Addendum" by Landarb Solutions received 13 August 2019 shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2

of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved document/drawings.

REASON: In order to safeguard trees in the interests of the visual amenity of the area.

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

14. The protective fencing specified by condition 13 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

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

In addition to the protection measures specified above:

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

REASON: In order to safeguard trees in the interests of the visual amenity of the area.

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

15. The precautionary measures detailed in the Ecological Impact Assessment by Grassroots Ecology received 13 August 2019 shall be undertaken in accordance with the approved mitigation measures and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

16. The dwellings hereby permitted shall not be occupied until details of biodiversity enhancements, to include at least 3 kestrel nest boxes, bat boxes or bricks, reptile habitats and native and wildlife friendly landscaping has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

17. The dwellings hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting and how this will not adversely impact upon wildlife. No external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with the approved details. The external lighting report shall include the following:

- A layout plan with beam orientation

- A schedule of equipment
  - Measures to avoid glare
  - An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.
- The approved lighting details shall thereafter be implemented in accordance with the approved details and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

18. The internal floor layout of plots 1 -6 as shown on drawing no. PAD/DEC/001 received 13 August 2019 by the Local Planning Authority shall be laid out as approved and thereafter retained as such so that each dwelling comprises a maximum of 3 bedrooms at any time.

REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]

82. **PS 19-00930-FUL Nuptown Piggeries, Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU**

**Full planning application for the erection of 3x detached dwellinghouses including driveways and garages and landscaping following removal of 7 existing buildings and hardstanding at the site**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council, recommending refusal.
  - A total of 16 letters of objection, as summarised in the Agenda papers.
  - A total of 19 comments of support, as summarised in the Agenda papers.
  - The further comments received through Councillor Virgo as detailed in the supplementary report.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by John Andrews, objecting to the application and Nick Blair speaking in response.

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

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

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

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

Location Plan: D1297-01

Site Location Plan: D1297-02p Rev. 4

Existing Site Layout Plan: D1297-12p Rev.5

Plot 1 Planning Proposals Floor Layout Plans: D1297-03 Rev.3

Plot 1 Planning Proposals Elevations: D1297-04p

Plot 2 Planning Proposals Floor Layout Plans: D1297-05p

Plot 2 Planning Proposals Elevations: D1297-06p



Plot 3 Planning Proposals Floor Layout Plans: D1297-07p  
Plot 3 Planning Proposals Elevations: D1297-08p  
Typical Garage Details: D1297-09p  
Front Boundary Fence Details: D1297-14a  
Tree Protection Details (demolition): D1297-02p Rev.3  
Tree Protection Details (construction): D1297-02p Rev. 3  
GS Ecology Scheme to Mitigate the impact on Nesting birds during construction. Dated 24 January 2020  
GS Ecology Ecological Assessment dated February 2020  
GS Ecology Bio-diversity Enhancements Plan dated February 2020  
Remediation and Verification Strategy by Santec dated 24 February 2020

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

03. The dwellings hereby approved shall be constructed out of Vandersanden, Bromley and red multi stock bricks; Dark Antique Priory plain roof tile; oak wooden beams and white render.

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

04. No dwelling shall be occupied until details of the materials and height of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site and retained as such. 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 bio-diversity  
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS1, CS7]

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

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

[Relevant Policies: Core Strategy DPD Policy CS24]

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

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried 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.

REASON: In the interests of bio-diversity and visual amenity of the site  
[Relevant Plans and Policies: CSDPD CS1, CS7]

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

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

08. Prior to the first occupation, the parking and turning areas shown on plan D1297-02P Rev 4 shall be constructed in accordance with details submitted to and approved in writing by the local planning authority. The area will be retained for parking thereafter.

REASON: To ensure adequate on-site parking is provided  
[Relevant Policy: BFBLP M9]

09. The garages shall be retained for the use of the parking of cycles at all times.

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

10. During construction the site shall be laid out and operated in accordance with the Site Organisation Plan dated 18.02.20. The approved scheme shall be performed, observed and complied with. No other areas on the site, other than those in the approved scheme shall be used for the purposes annotated.

REASON: In the interests of amenity and road safety.  
[Relevant Policy: BFBLP M9]

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

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

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

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

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

13. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

REASONS: In the interest of nature conservation.  
[Relevant Policies: CSDPD CS1]

14. All ecological measures and/or works shall be carried out in accordance with the details contained in GS Ecology Ecological Assessment dated February 2020 and GS Ecology Biodiversity Enhancements Plan dated February 2020 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. An ecological site inspection report shall be submitted, and agreed in writing by the Local Planning Authority, prior to occupation of any dwelling hereby approved.

REASONS: In the interest of nature conservation.

[Relevant Policies: CSDPD CS1]

15. No external lighting shall be installed on the site or affixed to any buildings on the site.

REASONS: In the interest of Bio-diversity.

[Relevant Policies: CSDPD CS1]

16. Should any trees, shrubs or hedgerows be removed during the main bird nesting period of 1<sup>st</sup> March to 31<sup>st</sup> August inclusive, the works shall be undertaken following the methodology contained within the GS Ecology 'Scheme to minimize the impact on nesting birds during construction' dated 24 January 2020.

REASONS: In the interest of Bio-diversity.

[Relevant Policies: CSDPD CS1]

17. A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority upon completion of the remediation/mitigation work in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary. No dwelling shall be occupied until this report has been approved in writing by the Local Planning Authority.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

[Relevant Policies: BFBLP EN25]

**83. PS 19-01031-FUL Land To Rear Of Eggleton Cottage and Poplar Cottage, Chavey Down Road, Winkfield Row, Bracknell, Berkshire RG42 7PN**

This item was deferred.

**CHAIRMAN**

This page is intentionally left blank