

**PLANNING COMMITTEE
15 MARCH 2012
7.30 - 10.25 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Leake, Sargeant, Thompson, Virgo and Worrall

Also Present:

Councillor Mrs Ballin

Apologies for absence were received from:

Councillors Heydon and Mrs Pile

75. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 16 February 2012 be agreed as a correct record and signed by the Chairman.

76. Declarations of Interest

There were no declarations of interest in relation to any items on the agenda.

77. Urgent Items of Business

There were no urgent items of business.

78. 10/00507/T - Buckhurst Moors, Moor Lane, Binfield

The Committee noted the supplementary report of the Head of Development Management tabled at the meeting.

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

01. The development hereby permitted shall be carried out only in accordance with the following approved plans:
Location Plan AC/01
Site Layout Plan AC/02A
02. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 18 months from the date of this permission in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority, and thereafter undertaken in accordance with the approved scheme.
03. A scheme for the construction of a footpath/cycleway shall be submitted within 1 month of the date of this permission for consideration and expeditiously resubmitted so often is necessary until approved in writing by the Local Planning Authority. Any approved scheme shall be implemented within 3 months of its approval and retained as a footpath/cycleway.

04. Notwithstanding the parking layout submitted a scheme shall be submitted within 1 month of the date of this permission to the Local Planning Authority for vehicle parking and turning and expeditiously resubmitted so often is necessary until approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 3 months of the date of approval of these details. The spaces shall not thereafter be used for any purpose other than parking and turning.
05. A scheme shall be submitted within 1 month of the date of this permission to the Local Planning Authority for covered and secure cycle parking facilities and expeditiously resubmitted so often is necessary until approved in writing by the Local Planning Authority. The approved scheme shall be implemented within 3 months of the date of approval of these details. The facilities shall be retained.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan Policies:

- EN8 – which only permits development on land outside settlements where it would not adversely affect the character, appearance or function of the land, and would not damage its landscape quality, or where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt.
- EN9 – which permits change of use and adaptation of non-residential buildings outside settlements (and outside the Green Belt) where they are of permanent construction, in keeping with its surrounding, would not require extensive alteration or rebuilding, would not be detrimental to the character of the building or its landscaped setting, would not result in more than 500 sqm of business floor space, and would not cause significant environmental, road safety, traffic generation or other problems.
- EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.
- EN22 – which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.
- M4 – which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes.
- M6 – which seeks to ensure that development will provide for safe, direct and well signed cycle and pedestrian routes.
- M7 – which seeks to ensure that new development will access for all, and the use of highway and footpath networks, parking and public transport.
- M9 – which seeks satisfactory parking provision for vehicles and cycles.
- E4 – which seeks to permit development involving a variety and size of buildings for new and small businesses.

Core Strategy Development Plan Document Policies:

- CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.
- CS4 – which seeks a comprehensive, well designed and mixed-use development at Land at Amen Corner (Parish of Binfield).
- CS9 – which seeks to protect land outside of settlement for its own sake, particularly

from development that would adversely affect the character, appearance or function of the land.

- CS19 – which permits employment generating development within Bracknell Town Centre and defined employment areas.
- CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.
- CS24 – which seeks to ensure that development will mitigate any transport impacts which may arise from the development or cumulatively with other proposals.

Amen Corner Spatial Planning Document.

Parking Standards Supplementary Planning Document (July 2007), which sets out the parking standards for the Borough.

Draft Site Allocations Development Plan Document.

PPG4: 'Industrial, Commercial Development and Small Firms'.

PPS7: 'Sustainable Development in Rural Areas', which sets out the need to safeguard the countryside.

Guidance contained within the Draft National Planning Policy Framework has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN8, EN9, EN20, EN22, M4, M7, M9 and E4 and CSDPD Policies CS1, CS4, CS9, CS19, CS23 and CS24. This proposed retention of 965 sq m of B2 (Light Industrial) and B8 (Storage and Distribution).uses of Units 1, 2, 3 (part), 4, 5, 6, 10, 11, 14, 15, 16, 18 and 19 and alternative parking arrangement for entire yard (serving both previously approved and proposed to be retained units) for a temporary period of 5 years is considered acceptable.

Such a proposal also has to be considered against the background that the area is earmarked for redevelopment under CSDPD Policy CS4 and is detailed in the Amen Corner SPD. Any redevelopment is unlikely to come to fruition within the next 18 months, therefore this permission would not itself prejudice the comprehensive redevelopment of the area. The planning application is therefore approved on a temporary basis.

Informative(s):

01. The provision of an emergency water supply to satisfy the requirements of Royal Berkshire Fire and Rescue Service is required.
02. The parking layout required pursuant to condition 4 shall include provision for 3 HGV vehicles.

79. 11/00743/FUL - Broadmoor Hospital, Lower Broadmoor Road, Crowthorne

A site visit had been held on Saturday 10 March 2012 which had been attended by Councillors Mrs Angell, Blatchford, Brossard, Davison, Finnie, Sargeant and Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting
- The comments of Crowthorne Parish Council, the Environment Agency, Natural England, Berkshire Buckinghamshire and Oxfordshire Wildlife Trust, Berkshire Archaeology, English Heritage and Berkshire gardens Trust

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

01. the on-going management/maintenance of the listed building, until a new use/occupier is established;
02. securing heritage enhancements identified in the Heritage Strategy including the removal of obsolete hospital buildings;
03. minimising the risk associated with achieving a viable new use for the listed building by restricting development on the surplus hospital land until the future of the listed building has been secured;
04. reducing reliance on the car through a Travel Plan;
05. control over interim uses of any existing buildings prior to an application being submitted for their development to ensure that the impacts of the interim uses on provision for non car modes of travel, traffic generation and parking are assessed and mitigation measures provided for any identified impacts (including the payment of any financial contributions)

And subject to confirmation from the Environment Agency that its concerns have been addressed.

That the Head of Development Management in consultation with the Committee Chairman be authorised to **APPROVE** the application subject to the following conditions (or as amended, where in his opinion a variation would be in the interests of good planning):

01. **TIME LIMIT**
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02. **APPROVED PLANS**
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 28 October 2011:

OA Drawings	Received	Title
100-A-XX-002C	28/10/11	Proposed Site Demolition Plan
100-A-XX-004H	28/10/11	Proposed Site Plan
100-A-XX-008A	28/10/11	Proposed Contour Plan
100-A-XX-013	28/10/11	Location Plan
150-A-SP-001G	28/10/11	Proposed Hospital Plan
150-A-EL-001D	28/10/11	Proposed Site Perimeter Elevations
150-A-SEC-004D	28/10/11	Proposed Site Sections
150-A-SEC-005A	29/02/12	Access Road Sections
160-A-XX-007A	29/02/12	Entrance Area Hard Landscaping
200-A-XX-002F	12/03/12	Phasing of Construction
401-A-FP-001A	28/10/11	Entrance Building Plans
401-A-EL-003	28/10/11	Entrance Building Elevations and Sections
402-A-FP-001C	28/10/11	Central Building Floor Plans
402-A-EL-003C	28/10/11	Central Building Elevs, Sections and Roof Plan
403-A-FP-001C	28/10/11	Wards A&B Floor Plans
403-A-EL-010B	28/10/11	A&B Ward Elevations
403-A-SEC-010B	28/10/11	A&B Ward Sections
404-A-FP-001D	28/10/11	Wards C&D Floor Plans
404-A-EL-010B	28/10/11	C&D Wards Elevations
404-A-SEC-010A	28/10/11	C&D Wards Sections
405-A-FP-001D	28/10/11	Wards E&F Floor Plans

405-A-EL-010B	28/10/11	E&F Wards Elevations
405-A-SEC-010A	28/10/11	E&F Wards Sections
406-A-GF-001A	28/10/11	Paddock Centre Extension GF&Roof Plans
406-A-EL-001	28/10/11	Paddock Centre Extension Elevations
407-A-XX-001	28/10/11	Kitchen Garden Buildings
104-A-XX-002D	28/10/11	Proposed Secure Perimeter Fencing
160-A-XX-001B	28/10/11	Terrace Wall
601-A-EL-001B	28/10/11	Proposed Energy Centre Elevations
601-A-GF-002B	28/10/11	Energy Centre Plan
506-A-FP-002B	28/10/11	Admin Building Proposed Floor Plans
506-A-EL-001	28/10/11	Admin Building Proposed Elevations
506-A-EL-002	28/10/11	Admin Building Proposed Elevations
501-A-FP-002C	26/01/12	Berkshire House Proposed Demolition
501-A-EL-002C	26/01/12	Berkshire House Proposed Elevations
LDA Drawings		
2891LO/008J	06/02/12	Vegetation to be Retained and Removed
2891LO/009C	28/10/11	Tree Protection Plan
2891LO/201B	28/10/11	Fencing Plan
2891LO/202	28/10/11	Fencing Details
2891LO/203A	06/02/12	Access Road Section 1 of 2
2891LO/204	28/10/11	Access Road Sections 2 of 2
2891LO/205A	06/02/12	Access Road Woodland W12 and Sections
2891LO/320	28/10/11	Admin Building
2891AIA/111019	28/10/11	Arboricultural Impact Assessment
2891/ES/2.1B	07/02/12	Proposed Hospital Redevelopment
MOTION Drg		
80219-SK14B	30/01/12	Indicative Bus Gate & Workplace Nursery Parking

03. MATERIALS

No phase of the development hereby permitted, as identified on the approved phasing plan 200-A-XX-002F, shall be begun until samples of the materials to be used in the construction of the external surfaces of that Phase 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 unless otherwise agreed in writing with the Local Planning Authority.

04. VEHICULAR ACCESS – FORESTERS WAY

Upon the substantial completion of the access road hereby permitted the means of vehicular access and egress to the permitted buildings (other than emergency vehicles and public transport) shall be from Foresters Way only.

05. VEHICULAR ACCESS – CROWTHORNE

Upon the substantial completion of the access road hereby permitted there shall be no vehicular access or egress from the site onto Upper Broadmoor Road, School Hill, Chaplains Hill or Lower Broadmoor Road (other than by emergency vehicles or public transport).

06. ROAD WORKS

Save for the enabling works as shown on the Phasing Plan 200-A-XX-002F (other than the construction of the Haul Road), the development hereby permitted shall not be begun until details of:

- (i) the junction of the proposed access road and Foresters Way;
- (ii) any consequent alterations (on and off-site) that may be required to the existing highway; and
- (iii) the internal site access road layout;

have been submitted to and approved in writing by the Local Planning Authority. No other part of the development hereby permitted shall be begun until these works have been constructed in accordance with the approved details.

07. FOOTPATHS AND CYCLEWAYS

Save for the enabling works as shown on the Phasing Plan 200-A-XX-002F the development hereby permitted shall not be begun until details of the footpaths and cycleways shown as "proposed" on drawing 2891/ES/2.1B have been submitted to and approved in writing by the Local Planning Authority, The footpath and cycleways shall be constructed in accordance with the approved details within 3 months of the completion of the Secure Perimeter around the new hospital hereby permitted.

08. VEHICLE PARKING

The vehicle parking and turning space including car parking for people with disabilities shall be surfaced and marked out in accordance with the approved drawing 150-A-SP-001G within 3 months following the completion of the Secure Perimeter around the new hospital. The spaces shall thereafter be kept available for parking at all times. During the construction of the development hereby permitted any shortfall in parking spaces across the site shall be accommodated in temporary spaces all as set out in the Trust document 'Car Park Contingency Plan' (received 01/02/12)

09. CYCLE PARKING

The development hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities (including shower facilities and lockers for employees). The building shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained as approved.

10. BUS GATE

Save for the enabling works as shown on the Phasing Plan 200-A-XX-002F the development hereby permitted shall not be begun until details of the bus gate to be installed on Kentigern Drive in the position shown on drawing 80219-SK14 Rev B have been submitted to and approved in writing by the Local Planning Authority. The bus gate shall be installed in accordance with the approved details before the completed new access road hereby permitted is brought into operation.

11. CONSTRUCTION TRAFFIC

No Phase of the development hereby permitted shall be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for that Phase, to show construction traffic routes to and within the site; and how the following facilities/operations will be accommodated:

- (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

Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.

12. WORKING METHOD STATEMENT

No Phase of the development hereby permitted (including any demolition) shall be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work for that Phase

has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- (viii) measures to protect biodiversity during construction

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

13. WASTE

No Phase of the development hereby permitted shall be begun until details in respect of measures to:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner;

for that Phase have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the building(s).

14. TREE PROTECTION

The development hereby permitted shall be carried out in full accordance with the tree protection measures set out in the Arboricultural Impact Assessment and drawing 2891LO/009C received 28th October 2011 unless otherwise agreed in writing by the Local Planning Authority.

15. VEGETATION TO REMAIN

No tree or vegetation specified as to be retained on drawing 2891LO/008 J shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

If any trees or hedgerows shown to be retained on the approved plans, are removed, uprooted, destroyed, die or become diseased during the course of the development or within a period of 5 years of the completion of the development, it shall be replaced with another tree or hedgerow of the same species and size unless the Local Planning Authority gives it written consent for any variation.

16. LANDSCAPING

No Phase of the development hereby permitted shall be begun until details of both hard and soft landscaping works for that Phase shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

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- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Details of semi mature tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc)

f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts etc.

g) Recycling/refuse or other storage units,

h) Other landscape features (water features, seating, trellis and pergolas etc).

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

17. ENVIRONMENTAL MITIGATION

The development hereby permitted shall be carried out in full accordance with the mitigation and compensation strategies and recommendations as set out in the Environmental Statement dated 28th October 2011 submitted with the application and the Addendum submitted 15th February 2012 unless otherwise agreed in writing by the Local Planning Authority. No building shall be occupied until monitoring arrangements (including hydrology mitigation) in respect of the mitigation and compensation strategies have been submitted to and agreed in writing with the Local Planning Authority. Thereafter any remedial measures identified through the monitoring arrangements shall be carried out in accordance with the agreed monitoring strategy.

18. MANAGEMENT PLAN

Neither buildings provided by the carrying out of the development, nor any part thereof shall be occupied until a Management Plan as described in sections 7.6.12 and 7.6.13 of the Environmental Statement has been submitted to and approved by the Local Planning Authority. The plan shall include:

i) description and evaluation of the features to be managed

ii) description of target habitats and species

iii) ecological potential and constraints on the site

iv) aims and objectives of management

v) appropriate management options including location and method statements

vi) prescriptions for management actions

vii) preparation of a work schedule indicating the timing of works

viii) personnel responsible for implementation of the plan

ix) monitoring and remedial measures triggered by monitoring

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

20. SPA/SSSI

No materials, machinery or work should encroach onto the SPA/SSSI either before during or after demolition, construction or ongoing use. All those involved with the works shall be informed of the status and legal obligations

attached to these designations and where the boundaries of the protected areas are.

21. ARCHAEOLOGY

No development in a Phase shall take place within the site, including any works of demolition or ground preparation, until:

(a) the Local Planning Authority has approved in writing a scheme (including a timetable) for a programme of archaeological investigation work in that Phase; and

(b) the approved scheme has been performed and complied with.

22. SUSTAINABILITY

The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement revision D (received 28/10/11) and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

23. POST CONSTRUCTION REVIEW

Within 6 months of the first occupation of the development hereby permitted (or, where the development is phased, within 6 months of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of a "Very Good" or "Excellent" BREEAM rating.

24. ENERGY ASSESSMENT

The development hereby permitted shall be implemented in accordance with the submitted Energy Assessment revision A (received 10/01/12) and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment unless the Local Planning Authority gives prior written consent to any variation.

Summary Of Reason(s) For Decision:

The proposal accords with the following Policy of the Regional Spatial Strategy for the South East of England:

CC6 – which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

CC7 – which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.

S2 which seeks to promote sustainable health services

T4 – which seeks an appropriate level of parking.

T5 – which seeks travel plans for appropriate types of development.

NRM5 – which seeks to conserve and improve biodiversity.

NRM6 – which requires new development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects

BE6 – which seeks to which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

The proposal accords with the following Core Strategy Development Plan Document

Policies:

CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS6 – which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment.

CS7 – which seeks to ensure that developments are of high quality design.

CS9 – which seeks to protect land outside of settlement for its own sake, particularly from development that would adversely affect the character, appearance or function of the land.

CS10 – which requires development proposals to be accompanied by a Sustainability Statement.

CS12 – which requires development proposals to be accompanied by an Energy Demand Assessment.

CS14 – which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area.

CS19 – which permits employment generating development within Bracknell Town Centre and defined employment areas.

CS24 – which seeks to ensure that development will mitigate any transport impacts which may arise from the development or cumulatively with other proposals.

The proposal accords with the following saved policies of the Bracknell Forest Borough Local Plan:

EN1 – which seeks to protect tree and hedgerow cover.

EN3 – which seeks to ensure that the special value and character of SPAs, SACs and SSSIs are protected.

EN7 – which seeks to preserve important archaeological remains.

EN8 – which only permits development on land outside settlements where it would not adversely affect the character, appearance or function of the land, and would not damage its landscape quality, or where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt.

EN12 – which seeks to ensure development will not damage and erode Historic Parks and Gardens and their settings.

EN20 – as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

EN22 – which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.

E12 – which permits change of use, infilling or redevelopment on identified major employment sites outside of the defined settlements and Green Belt, where it would not have a materially greater impact upon the character of the area and public highway.

M4 – which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes.

M6 – which seeks to ensure that development will provide for safe, direct and well signed cycle and pedestrian routes.

M7 – which seeks to ensure that new development will access for all, and the use of highway and footpath networks, parking and public transport.

M8 – which seeks to ensure new development facilitates and promotes the use of public transport.

M9 – which seeks satisfactory parking provision for vehicles and cycles.

R8 – which seeks to protect, extend or enhance Public Rights of Way.

SC3 – which seeks to ensure there would be no net reduction of existing community facilities.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposed new hospital, while outside the settlement boundary of Crowthorne, would be located on a site that is already largely developed. In view of the identified need for the development, it is considered that on balance the public benefits would outweigh conflict with policies seeking to protect the countryside.

The wider Broadmoor site is included in the Draft Submission SADPD. Policy SA4 identifies the site for a comprehensive well-designed mixed use development including a redeveloped hospital and new access road. Although not an adopted plan, the proposed development would be in accordance with this allocation.

The proposed development would result in substantial harm to the cultural heritage and significance of the Broadmoor Estate. The applicant has provided a robust and detailed case as to why the development should go ahead in the national interest. It is on balance concluded that the national need for a modern high secure mental health hospital at Broadmoor outweighs the harm that has been identified to heritage assets.

The applicant has entered into s106 obligations which seek to minimise the risk that the listed building would not be left empty without a viable use after the new hospital is built, but returned to a positive use. Obligations also secure the positive recommendations in the Heritage Strategy to mitigate harm and repair and enhance the heritage assets of the site.

The applicant has demonstrated that a safe access can be provided to the public highway at Foresters Way. The proposal would not result in any additional traffic on the public highway.

The proposed development includes adequate mitigation to address its ecological impacts and will not directly affect any residential properties outside the Broadmoor estate.

The applicant has made a cogent argument that access from the west using the existing road network would give rise to significant and unacceptable impacts which would be difficult to mitigate or resolve in the absence of the proposed access road. Limiting access in this way could also constrain the ability of the Trust to secure a long term and viable use for the listed building. As well as providing permanent long term benefits for the completed development the new access road will provide benefits during the construction phase as it will remove large vehicles from local roads.

In order that the whole development can proceed and the most flexible options are kept available for the reuse of the listed building, the proposed access road is considered to be justified, notwithstanding the significant harm to the historic park and other planning considerations that would result.

The planning application is therefore approved.

In the event of the S106 planning obligation(s) not being completed by 16th June 2012 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The proposed development would directly result in the creation of a redundant grade II listed building whose realistic likelihood of viable future use had not adequately been demonstrated or provided for. This would result in a high risk that the listed building could become disused for an indefinite period of time, to the detriment of its physical condition and the detracting from the special character of the building and the contribution it makes to the heritage of the area, and especially the registered historic park and garden within which it sits. The proposal is therefore contrary to PPS5, Policy BE6 of the South East Plan, Policy EN12 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document.
02. The proposal would not secure the implementation of a travel plan and as such it would be in conflict with sustainability objectives which seek to reduce car trips through encouraging alternative methods to car use and opportunities for car sharing. Furthermore the absence of a travel plan would result in inadequate parking provision on site leading to overspill parking on local roads. The proposed development would therefore be contrary to Policies T4 and T5 of the South East Plan, Policy M9 of the Bracknell Forest Borough Local Plan, and Policy CS24 of the Core Strategy Development Plan Document.
03. The interim use of any existing buildings prior to an application being submitted for their development could unacceptably increase the pressure on highways and transportation infrastructure, including parking and provision for non car modes of travel. In the absence of a further transport assessment in respect of any interim uses, and the provision of appropriate mitigation measures provided for any identified impacts (including the payment of any financial contributions) the proposal could result in unacceptable transport impacts that have not currently been identified. As such the applicant has not demonstrated that the proposed development is not contrary to Policy CC7 of the South East Plan, Policy M4 of the Bracknell Forest Borough Local Plan and CS6 and CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

80. **11/00744/LB - Broadmoor Hospital, Lower Broadmoor Road, Crowthorne**

A site visit had been held on Saturday 10 March 2012 which had been attended by Councillors Mrs Angell, Blatchford, Brossard, Davison, Finnie, Sargeant and Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting
- The comments of Crowthorne Parish Council, The Victorian Society and English Heritage

RESOLVED that the Head of Development Management be authorised to **GRANT LISTED BUILDING CONSENT** following the approval of the related planning application 11/00743/FUL subject to the following conditions:

01. The works hereby permitted shall be begun before the expiry of five years from the date of this permission.
REASON: To comply with Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
02. The demolition hereby permitted shall not be begun before:
 - (a) Planning permission for the redevelopment of the site has been obtained, and,
 - (b) A contract for the redevelopment of the site under which work is to commence within 3 months has been made, or such longer period that may have been agreed by the Local Planning Authority in writing.
03. For a period of 14 days before work commences the Local Planning Authority shall be given access to the building to enable them to take photographs of the interior/make measured drawings.
04. The development shall not be begun until a scheme has been submitted to and approved in writing for the removal, storage and re-use of materials. The development shall only be carried out in accordance with the approved scheme.

Summary Of Reason(s) For Decision:

The proposal accords with the following Policy of the Regional Spatial Strategy for the South East of England:

BE6 – which seeks to which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.

The proposal accords with the following Core Strategy Development Plan Document Policies:

CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS7 – which seeks to ensure that developments are of high quality design.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

Although the proposed development would result in substantial harm to the cultural heritage and significance of the Broadmoor Estate, the applicant has provided a robust and detailed case as to why the development should go ahead in the national interest. It is on balance concluded that the national need for a modern high secure mental health hospital at Broadmoor outweighs the harm that has been identified to heritage assets.

Listed Building Consent is therefore granted.

In the event that planning application 11/00743/FUL is not approved by 16th June 2012 to REFUSE the application on the following grounds:

The proposed demolition of curtilage listed buildings would result in substantial harm to the cultural heritage and significance of the Broadmoor Estate. The proposed demolition is not necessary to deliver an approved scheme for the redevelopment of this site and as such it is not considered that there exists any public benefit that would outweigh this harm.

81. **PS 11/00794/FUL - 44 Sandhurst Road, Crowthorne, Berkshire**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting
- The comments of Crowthorne Parish Council and Wokingham Without Parish Council
- 15 representations that had been received

The application had met the criteria for public speaking and the Committee was addressed by Mrs Tina McKenzie-Boyle, a local resident and Crowthorne Parish Councillor, and Mr Marcus Lambert, the applicant's agent.

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

01. a) Transport-related matters - off-site highway works required in connection with the two accesses, and a financial contribution towards the implementation of integrated transport and highway safety measures within 3km of the site
b) Travel Plan - preparation, adoption and on-going implementation including a contribution towards the Council's costs in considering, monitoring and regularly reviewing the Travel Plan. Also a one-off payment that would be repaid if the approved Travel Plan measures are implemented successfully to reduce car usage, otherwise to be used by the Council on promoting public transport
c) Thames Basin Heaths Special Protection Area - avoidance and mitigation measures

That the Head of Development Management be authorised to **APPROVE** the application subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and details received by the Local Planning Authority:
 - Dwg no 1a (floor plans) received on 23/11/11
 - Dwg no 2a (floor plans) received on 23/11/11
 - Dwg no 3a (roof plan) received on 23/11/11
 - Dwg no 4a (elevations) received on 23/11/11
 - Dwg no 5d (Site layout) received on 22/02/12
 - Dwg no 7 (existing and proposed front elevation) received on 16/11/11
 - Dwg no 8 (sections) received on 16/11/11
 - Dwg no 10 (sections) received on 18/01/12
 - Dwg no 11 (sections) received on 18/01/12
 - Dwg no 12 (sections) received on 20/02/12

Dwg no 13a (site constraints/phasing plan/parking etc) received on 22/02/12
Dwg no D0156_01D (tree survey and constraints plan)) received on 21/02/12
Dwg no D0156_02D (tree protection plan) received on 21/02/12
Dwg no D0156_003 (typical permeable surface detail) received on
16/11/11Dwg no D0156_004B (softworks layout) received on 21/02/12
Dwg no D0156_05 (landscape sections) received on 18/01/12

03. Those windows shown on the approved floor plans as having obscured glazing in part or full shall at all times be so fitted with a minimum of Pilkington Level 3 obscure glass (or equivalent)
04. No development shall take place until a schedule and samples 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.
05. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.
06. The premises shall be used for a residential care home for elderly people requiring personal care (including those with dementia) only (without any on-site staff residential accommodation) and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
07. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the approved strategy have been completed. The drainage works shall be retained thereafter in accordance with the approved scheme.
08. No development shall take place until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the siteThe development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
09. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum

standard of "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

10. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating.
11. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:
 - (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.
12. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.

No materials, machinery or work should encroach onto the SPA/SSSI either before during or after demolition, construction or ongoing use. All those involved with the works shall be informed of the status and legal obligations attached to these designations and where the boundary of the protected areas are.
13. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include 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 influence distance of the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.

- c) All proposed tree, hedge, shrub removal and retention, shown clearly with a broken line.
 - d) Proposed location(s) of 1.2m high (minimum) protective barriers, supported as a minimum by a sturdy, impact resistant wooden or metal scaffold framework.
 - e) Proposed ground protection measures within the main root areas of retained trees, appropriately designed to prevent contamination and ground compaction.
 - f) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - g) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
 - h) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.
 - i) Illustration(s) of the proposed fencing structure(s) to be erected.
 - j) Illustration(s) of the proposed ground protection to be installed
- The development shall be carried out in accordance with the approved scheme.

14. The protective fencing and other protection measures specified by condition 13 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
15. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping.
 - e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority. A copy of the inspection record duly signed by the appointed project arboriculturist shall be sent to the Local Planning Authority following each visit.

16. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -
 - a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.
 - c) Construction profile(s) showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
 - d) Program and method of implementation.The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the building. The No Dig structure shall be retained in perpetuity thereafter.
17. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
 - a) A site plan identifying all areas where such work is to be undertaken.
 - b) In all relevant areas, reinstatement to soft landscape area including proposed ground de-compaction works.
 - c) Timing and phasing of works.The Construction Method Statement shall be undertaken in full accordance with the approved details prior to occupation of the building.
18. No development shall commence until:
 - (i) a site layout plan of showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of workshave been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
 - a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
 - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
 - c) Soak-aways (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing and timing of works.The development shall be carried out in accordance with the approved site layout plan and the approved programme.
19. 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 (2005) 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.

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

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

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

21. No development shall commence 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 buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.
22. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose

- without the prior written permission of the Local Planning Authority. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation
23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no hard surface shall be provided other than that shown on the approved plans.
 24. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive.
 25. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in RSK Phase 1 Survey Report October 2011, Bat Survey Report October 2011, Reptile Mitigation Figure 06.02.12 and Location of Bat mitigation Figure 12.01.12, unless otherwise agreed in writing by the Local Planning Authority.
 26. The development (including site clearance and demolition) shall not be begun until a wildlife protection plan for construction and demolition has been submitted to and approved in writing by the local planning authority. The plan shall include:
 - i) an appropriate scale plan showing where demolition/construction activities are restricted and protective measures
 - ii) details of protective measures to avoid impacts during demolition/construction
 - iii) a timetable to show phasing of demolition/construction activities
 - iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.The approved wildlife protection shall be performed, observed and complied with.
 27. The areas shown for reptile mitigation and bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.
 28. No development shall take place within the site, including any works of demolition or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.
 29. The building shall not be occupied until the means of vehicular access have been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
 30. The building shall not be occupied until the means of access and circulation for pedestrians and cyclists have been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
 31. No development shall take place until details of the junction between the proposed site access roads and the highway have been approved in writing by the Local Planning Authority; and the building shall not be occupied until those junctions have been constructed in accordance with the approved details.
 32. No development shall take place until:
 - (a) details of the location of both visitor and staff (including disabled and pool car) car parking spaces, and
 - (b) details of the location of space for vehicle turning and servicing, and
 - (c) details of the signing for the spaces

have been submitted to and approved in writing by the Local Planning Authority.

Such details shall be in accordance with the following requirements:

- (i) the car park accessed via Shaw Park shall be for staff use only
- (ii) the car park accessed via Sandhurst Road shall be for visitor use only
- (iii) any servicing vehicles shall use the Sandhurst Road access only and shall not be permitted to access the site via Shaw Park.

The car parking spaces and turning/servicing space shall be provided and signed in accordance with the approved details prior to first occupation of the building and the spaces and signage shall thereafter be retained as per the approved details.

33. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities (including shower facilities and lockers for employees). The building shall not be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.
34. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the building and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
35. No gates shall be provided at the vehicular accesses to the site.
36. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works required in connection with the works to the Sandhurst Road access and the formation of the Shaw Park access.
The development shall not be occupied/open for trade until the off site highway works have been completed in accordance with the scheme.
37. No development shall take place until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.
38. The development shall not be begun until a measured survey of the site and a plan prepared to a scale not less than 1:500 showing details of existing and intended finished ground floor levels shall be submitted to and approved in writing by the Local Planning Authority, and the approved scheme shall be fully implemented prior to the occupation of the buildings.
39. The development hereby permitted shall not be begun until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan Policies:

EN1 which seeks to protect tree and hedgerow cover.

EN2 which seeks to supplement tree and hedgerow cover.

EN3 which seeks to ensure that the special value and character of SPAs, SACs and SSSIs are protected.

EN7 which seeks to preserve important archaeological remains (not subject of policy EN6).

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

EN22 which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.

EN25 which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.

H11 which seeks to ensure the retention of existing housing stock.

M4 which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes.

M6 which seeks to ensure that development will provide for safe, direct and well signed cycle and pedestrian routes.

M7 which seeks to ensure that new development will access for all, and the use of highway and footpath networks, parking and public transport.

M8 which seeks to ensure new development facilitates and promotes the use of public transport.

M9 which seeks satisfactory parking provision for vehicles and cycles.

Bracknell Forest Core Strategy Development Plan Document Policies:

CS1 which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS2 which seeks to ensure that land will be allocated for development in the following order: Bracknell Town Centre; previously developed land and buildings in defined settlement; other land within defined settlements where there is no conflict with other policies; extensions to defined settlements with good public transport links.

CS6 which seeks to ensure that development will mitigate adverse impacts upon communities, transport and the environment.

CS7 which seeks to ensure that developments are of high quality design.

CS10 which requires development proposals to be accompanied by a Sustainability Statement.

CS12 which requires development proposals to be accompanied by an Energy Demand Assessment

CS14 which seeks to avoid an adverse impact upon the integrity of the Thames Basins Heaths Special Protection Area.

CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

CS24 which seeks to ensure that development will mitigate any transport impacts which may arise from the development or cumulatively with other proposals.

The South East Plan:

CC1 which seeks to achieve and maintain sustainable development through achieving sustainable levels of resource use; ensuring the physical and natural environment is conserved and enhanced; reducing greenhouse gas emissions and achieving safe, secure and socially inclusive communities.

CC2 which seeks measures to mitigate and adapt to current and forecast effects of climate change including a reduction in carbon dioxide emissions.

CC4 which seeks the design and construction of all new development, and the

redevelopment and refurbishment of existing building stock to incorporate sustainable construction standards and techniques.

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

CC7 which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.

H5 which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land.

T4 which seeks an appropriate level of parking.

NRM5 which seeks to conserve and improve biodiversity.

NRM6 which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

Guidance contained within the draft NPPF has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

Third party representations were received from 15 residents, objecting to the proposals for the following reasons (summarised): lack of demand; overdevelopment; precedent of previous refusals; lack of consultation; impact on neighbours; impact on character of area; impact on trees/wildlife; impact on traffic/highway safety; insufficient car parking; loss of residential accommodation; extent of hard standing; ownership of site. These comments were taken into account when assessing the application.

The principle of development at this site is established as it is previously developed land within a settlement. The proposed building would be appropriate in terms of bulk, massing, design and appearance and would not cause significant detriment to the residential amenity of neighbouring occupiers. Suitable access, car parking provision and servicing has been demonstrated. The proposals would adequately mitigate against harm to ecology and the SPA and makes provision to retain and enhance trees and landscaping at the site. Subject to suitable conditions, including those relating to sustainable construction and archaeology, and subject to completion of a satisfactory legal agreement to secure planning obligations to mitigate the impacts of the development, the proposal is considered to be acceptable. The application is also considered to overcome objections raised in relation to the previously refused scheme, regarding the effect of the proposed development on the character and appearance of the local area, and its effect on the living conditions of occupiers of nearby properties in respect of outlook, noise and disturbance. The planning application is therefore approved.

Informative(s):

01. This permission contains certain conditions that state 'before development commenced' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site (including any initial clearance works). Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such

as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development would remain unauthorised. This may be highlighted in any subsequent search carried out on the property.

02. Please note that trees on and/or adjacent to this site are protected by Tree Preservation Orders. The legislation protecting these trees overrides any Permitted Development under the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification). Prior written consent must be obtained from the Council's Tree Service before undertaking any works which require the removal and/or pruning of a protected tree or may affect/cause damage of any description to its canopy, trunk or root system and subsequent health, stability and survival in any way. Typically such works include but are not limited to the laying of hard surfaces of any description, foundations for garden structures, construction of retaining walls, topsoil stripping, excavation/alteration to existing ground conditions of any other description near trees. Any pruning or removal of a protected tree as a result of such works, without the necessary consent, or any damage arising from non compliance with this requirement may be liable to prosecution by the Council.
03. Trees on or adjacent to this site are protected by Tree Preservation Orders. In simple terms, detailed written consent must therefore be obtained from the Council's Tree Service before undertaking any form of work to such trees (including any work affecting their root systems), unless detailed works to such trees have been specifically approved in writing as part of this planning permission. Any pruning or removal of trees without the necessary consent or any damage arising from non compliance with other conditions of this permission or otherwise may be liable to prosecution by the Council. This may be in addition to any enforcement action deemed appropriate for non compliance with relevant planning conditions. Property owners, developments and/or any other relevant persons are therefore advised to take appropriate measures to ensure that all persons responsible for overseeing works approved under this permission are suitable briefed on this matter.
04. The Chief Officer of Planning and Transport (Street Care) should be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

In the event of the S106 planning obligation(s) not being completed by 16th June 2012 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area (SPA), being located within 400 metres of the SPA. The applicants have not satisfactorily mitigated the development in terms of bespoke avoidance and mitigation measures. In the absence of suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan and Policy CS14 of the Core Strategy Development Plan Document.

02. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures and a travel plan, the proposal is contrary to Policy CC7 of the South East Plan, Policy M4 of the Bracknell Forest Borough Local Plan and CS6 and CS24 of the Core Strategy Development Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

82. **12/00117/RTD - Street Record, Redvers Road, Bracknell, Berkshire**

The Committee noted the supplementary report of the Head of Development Management tabled at the meeting.

RESOLVED that the siting and appearance of the development proposed be **approved** in accordance with the plans as stated below:-

01. Site location maps received by the Local Planning Authority on 3 February 2012.
Proposed site plan received by the Local Planning Authority on 21 February 2012.
Proposed elevation received by the Local Planning Authority on 3 February 2012.
Supplementary information received by the Local Planning Authority on 3 February 2012.

Informative(s):

01. The applicant is advised to seek consent from the Council's Traffic Manager for any works on the highway. The Traffic Manager can be contacted at the Environment, Culture and Communities Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000.
02. The applicant is advised of the need to obtain permission from the Council's Tree Service if the works affect trees covered by a Tree Preservation Order. To determine whether trees are protected the Council's Tree Service can be contacted on 01344 352000.

Notwithstanding any protected status of the trees, any excavation works in the vicinity of trees should be in accordance with 'NJUG 10: Guidelines for the planning, installation and maintenance of utility services in proximity to trees.'

03. The applicant is advised that consideration should be given to the use of anti-graffiti paint.

CHAIRMAN

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