

**PLANNING COMMITTEE  
23 JANUARY 2014  
7.30 - 10.15 PM**



**Present:**

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

**Apologies for absence were received from:**

Councillor Kendall

**76. Minutes**

**RESOLVED** that the minutes of the Committee meeting held on 19 December 2013 be agreed as a correct record and signed by the chairman.

**77. Declarations of Interest**

There were no declarations of interest.

**78. Urgent Items of Business**

There were no items of urgent business.

**79. PS Application 13/00575/OUT Land at Former TRL Site, Nine Mile Ride, Crowthorne**

**Outline application (including details of access from Nine Mile Ride and Old Wokingham Road) for the comprehensive redevelopment of the former Transport Research Laboratory (TRL), comprising demolition of existing buildings (excluding the new TRL headquarters building), the erection of up to 1000 dwellings, neighbourhood centre (comprising use classes A1, A2 and A3), retail unit (A1 / A2 / A3), primary school and associated playing fields, community centre, care home, and municipal depot, together with public open space, Suitable Alternative Natural Greenspace (SANG), surface water attenuation areas, landscaping, formation of public highways, vehicular access and parking.**

A site visit had been held on Saturday 18 January 2014 which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Dudley, Finnie, Heydon and Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting and attached email and report from Crowthorne Parish Council dated 22 January 2014 and letter dated 22 January 2014 from the Royal Society for the Protection of Birds.

- The objections received from the Crowthorne Village Action Group (CVAG) and 82 individuals. The majority of objectors supported the principle of developing the TRL site but raised the following overarching concerns:
  - 1000 dwellings was not proportionate to the current size of Crowthorne
  - The development would be harmful to the character of Crowthorne
  - The development would place undue pressure on infrastructure (particularly highways) and social support.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Councillor McKenzie-Boyle, who presented his objections to the proposed development and Mr Baker, who spoke as the applicant (Legal and General Property Partners).

The Committee carefully noted the concerns of the objectors and the representations from the applicant. Members also noted that this was an outline application that would set the principles for the development and that details around the position of dwellings, general layout and details of buildings was yet to be approved, under reserved matters. This would allow an opportunity to consult the community further and engage them in the design of the proposed development.

On the proposition of Councillor Dudley, seconded by Councillor Birch a revision to the recommendations was proposed in the following terms:

- i) That the second sentence of Condition 17 be amended to state: 'No construction of any dwelling hereby permitted shall be commenced until the following highway works have been completed.'
- ii) The words 'in kind' be deleted from the amended recommendation in the supplementary report, excepting the following paragraphs which state:

'Either the provision in kind, or a financial contribution towards the provision by others of waste recycling facilities.'

'Where on site and in kind provision is made for infrastructure or services where the intention is that the responsibility for long term management is to be transferred to the Council or other body, in addition a financial contribution towards commuted maintenance and management costs will be sought.'

Upon being put to the vote, the revised recommendations were carried.

It was **RESOLVED** that subject to the Head of Development Management being satisfied that there is no basis as to why planning permission should be refused by virtue of the matters raised by the RSPB in its letter dated 22<sup>nd</sup> January 2014 or in the report submitted by Cllr McKenzie-Boyle and Andy Holley on 22<sup>nd</sup> January 2014 and in particular that the proposed development will not be likely to adversely affect the integrity of the Thames Basin Heaths SPA, authority to determine the application be delegated to the Head of Development Management upon **the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

1. The provision of an appropriate level of affordable housing;
2. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), including the provision in perpetuity of on-site bespoke SANG; a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to

satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

3. Securing the timely provision of, and contributions to, local facilities and services including:

- A comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;
- On-site provision of a Primary School, on sufficient land to allow expansion;
- Financial contributions towards the provision by others of Secondary education, post-16 education and Special Educational Needs places;
- On-site provision of a multi-functional community hub;
- A financial contribution towards the provision by others of improvements to existing library facilities;
- A financial contribution towards the provision by others of improvements to existing built sport facilities
- A comprehensive package of on-site, Open Space of Public Value, in accordance with standards;
- Either the provision in kind, or a financial contribution towards the provision by others of waste recycling facilities.

Where on site and in kind provision is made for infrastructure or services where the intention is that the responsibility for long term management is to be transferred to the Council or other body, in addition a financial contribution towards commuted maintenance and management costs will be sought.

And subject to the following conditions or amendments, additions and deletions thereto as may be necessary:

01. Approval of the details of the scale of the buildings, the access for (other than the vehicular access to/from the site which is not reserved) and the layout, appearance and landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before a Phase or Sub Phase (as defined within the details to be submitted and approved pursuant to condition 4) is commenced and shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.

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

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.

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

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

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

04. The development hereby permitted shall not be begun until a Demolition, Construction and Phasing Strategy which shall show the Phases and Sub Phases in which development is to be carried out, has been submitted to and approved in writing by the Local Planning Authority.

The Demolition, Construction and Phasing Strategy shall comprise the following documents unless otherwise agreed in writing by the Local Planning Authority:

1. A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:
  - (i). Demolition works
  - (ii). Tree clearance works
  - (iii). Earthworks
  - (iv). Construction of development Phases and Sub Phases (including areas of Open Space of Public Value)
  - (v). The implementation of the Suitable Alternative Natural Greenspace (SANG)
  - (vi). Highway works (including pedestrian/cyclist routes and alterations for construction access)
  - (vii). Surface water drainage works
  - (viii). Landscaping works
  - (ix). Utility works
  - (x). Recycling facilities
  - (xi) Environmental mitigation works identified in the Environmental Statement

(xii) Public Art

2. A Planning Submission Programme which shall set out the anticipated sequence for the submission of the Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission

3. Phasing Strategy Diagrams which shall include the following details:

- i. The location of each Phase and Sub Phase of development
- ii. The commencement date and order in which works are to be completed in the development Phases and Sub Phases
- iii. Landscape (including areas of passive and active Open Space of Public Value), utility and highway works for each Phase and Sub Phase.

4. A list of the land use components (including number of dwellings and non residential floorspace) of each Phase and Sub Phase of the development.

The Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission shall thereafter be submitted in accordance with the approved Planning Submission Programme (as may be amended from time to time by agreement in writing by the Local Planning Authority).

The development shall thereafter only be carried out in accordance with the approved Demolition, Construction and Phasing Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

05. The development hereby permitted shall be carried out in accordance with the approved Proposed Development Schedule (Table 1 of the Development Specification) and the following plans:

Parameter Plans

- |     |   |
|-----|---|
| 001 | 001 rev 01 - Site Location Plan                             |
| 002 | 002 rev 04 - Proposed Composite Development Area            |
| 003 | 003 rev 03 - Proposed Land Use                              |
| 004 | 004 rev 03 - Proposed Building Heights                      |
| 005 | 005 rev 03 - Proposed Road Network                          |
| 006 | 006 rev 03 - Proposed Bus Network                           |
| 007 | 007 rev 03 - Proposed Cycle Network                         |
| 008 | 008 rev 01 - Demolition Plan of Existing Buildings and Road |

Detailed Access Drawings

110015/A/11 rev E Proposed Primary Site Access to Residential Site & Neighbourhood Centre off Old Wokingham Road - Access "B"

110015/A/12 rev D Proposed Access to Care Home, Community Centre and School and SANG Parking off Old Wokingham Road - Access "A"

110015/A/13 rev E Proposed Secondary Access to Residential Site off Old Wokingham Road - Access "C"

110015/A/14 rev F Proposed Council Depot Access off Nine Mile Ride - Access "E"

REASON: To ensure the development is carried out in accordance with the parameters assessed in the Environmental Statement, as may be modified as the Local Planning Authority considers necessary to ensure a satisfactory development.

06. Prior to the submission of the first Reserved Matters application a Masterplan and Design Code based on the principles in the Design and Access Statement shall be submitted to and approved in writing by the Local Planning Authority. The Design Code will set out design principles in relation to the following:

- (i). Layout, form, scale, and massing requirements for specific plots, character areas, Phases or Sub Phases of the development
- (ii). Sustainable design and construction, including energy efficiency
- (iii). Built form strategies including density and massing, orientation, street grain and permeability, street enclosure, active frontages, type and form of buildings including relationship to plot and landmarks
- (iv). External materials
- (v). Mix of dwelling types for each Phase or Sub Phase that contains residential developmentvi. Hard and soft landscaping strategy including the retention of important trees
- (vii). Strategy for the design of the public realm including layout of streets, squares, areas of public open space and areas for play
- (viii). Sustainable urban drainage
- (ix). Boundary treatment / fencing / means of enclosure
- (x). Street lighting, signage, and other street furniture
- (xi). Alignment, width, gradient, and type of construction proposed for all footways, cycleways and highways
- (xii). On street and off street vehicle parking, loading and turning areas
- (xiii). Cycle parking and storage
- (xiv). Securing access to buildings for all
- (xv). Integration of strategic utility requirements, landscaping and highway design
- (xvi). Public art
- (xvii). External lighting of non-residential buildings, circulatory routes, open spaces and parking areas
- (xviii). The provision and disposition of community facilities and Neighbourhood Centre

Thereafter all Reserved Matters applications shall be submitted in accordance with the approved Masterplan and Design Code (as may be amended from time to time by written agreement with the Local Planning Authority).

REASON: To enable the Local Planning Authority to exercise appropriate control of the design of the development

07. A minimum of 10 hectares of Open Space of Public Value (including both active and passive open space, but excluding the SANG area) shall be provided within the development hereby permitted. Such areas of Open Space of Public Value shall be provided in accordance with the Demolition Construction and Phasing Strategy approved by the Local Planning Authority pursuant to condition 04, made available for public use and retained as such thereafter.

REASON: To ensure the adequate provision of passive and active open space within the development

[Relevant Policies: BFBLP R4, Core Strategy CS8]

08. No dwellings hereby permitted shall be occupied until an area of Suitable Alternative Natural Greenspace of 42.5 hectares has been laid out and made

available to the public in accordance with the approved parameter plans and the SANG Management Plan.

REASON: To ensure that the SANG is provided at the appropriate time.

[Relevant Policies: SEP NRM6; Core Strategy CS14]

09. No retail units hereby permitted comprising shops, financial and professional services and restaurants / cafes within use classes A1, A2 or A3 shall exceed 375 sq m gross external area. There shall be no amalgamation of units such that at any time any unit exceeds 375 sq m gross external area.

REASON: To safeguard the viability and vitality of Crowthorne High Street

[Relevant Policies: Core Strategy CS22]

10. Any application for the approval of landscaping as a Reserved Matter shall include details of the following in respect of the relevant Phase or Sub Phase:

- (i). The proposed finished ground levels or contours
  - (ii). Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
  - (iii). 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.
  - (iv). Details of semi mature tree planting.
  - (v). Comprehensive 5 year post planting maintenance schedule.
  - (vi). Means of enclosure (walls and fences etc)
  - (vii). Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
  - (viii). Recycling/refuse or other storage units,
  - (ix). The siting, layout and equipment proposed for any Active and Passive Open Space of Public Value
  - (x). The creation of new water and associated habitats including landscaped buffers to watercourses
  - (xi). Details of ecological mitigation measures where appropriate
  - (xii). Any other landscape features (water features, seating, trellis and pergolas etc).
- No building within a phase or sub phase shall be occupied until landscaping for that phase or sub phase has been provided in full and in accordance with the approved details of landscaping for that Phase or Sub Phase.

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

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

11. A landscape management plan, including:

- (a) long term design objectives;
- (b) management responsibilities; and
- (c) maintenance schedules

for all landscape areas within a Phase or Sub Phase of the development (other than the SANG, large open space areas to be transferred to the Council by agreement and domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any part of that Phase or Sub-Phase of the development. The landscape management plan shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.

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' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the Phase or Sub Phase, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.

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

12. No Phase or Sub Phase of the development shall be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- a) a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision), identifying the positions of all existing trees over 250mm girth at 1m (or overall woodland group outlines) to be retained (including their crown spreads) together with any retained hedgerows or shrubbery on the land to be retained in that phase;
- b) Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site; and
- c) Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site

In this condition "retained tree" means an existing tree which is to be retained in accordance with the survey referred to in paragraph (a) above.

If any retained tree is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

13. All existing trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority pursuant to condition 12 (part a) shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning

Authority prior to the commencement of that Phase or Sub-Phase and shall be retained until the completion of all building operations on that Phase or Sub-Phase.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

14. Save for domestic gardens, once laid out/planted the areas shown for hard and soft landscaping purposes on the plans approved by the Local Planning Authority pursuant to condition 1 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.

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

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

15. No Phase or Sub Phase of the development hereby permitted shall be occupied until the access works in respect of that Phase or Sub Phase as set out in the approved Demolition, Construction and Phasing Strategy have been completed in accordance with the following drawings (subject to any minor variations that may be required through the completion of a s278 agreement with the Highway Authority):

110015/A/11 rev E

110015/A/12 rev D

110015/A/13 rev E

110015/A/14 rev F

Thereafter such accesses shall be retained and there shall be no motor vehicular access or egress from the site onto Nine Mile Ride, Bracknell Road, Old Wokingham Road other than from these approved accesses.

No buildings hereby permitted shall be occupied until the existing accesses to the site which are not proposed to be retained have been closed and the footways/verges are provided over the closed accesses in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: CS CS23]

16. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling or other building shall be occupied until:

(a) a means of vehicular access; and

(b) a means of access to it for pedestrians and cyclists; and

(c) vehicle and cycle parking spaces;

have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. Such accesses and parking spaces shall thereafter be retained

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

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

17. Off-site highway works shall be completed in accordance with phasing set out in the Demolition Construction and Phasing Strategy approved by the Local Planning Authority pursuant to condition 04. No construction of any dwelling hereby permitted shall be commenced until the following off-site highway works have been completed:

i. Improvements to the Old Wokingham Road/ Nine Mile Ride roundabout junction in general accordance with the works shown on drawing 110015/B/17 Rev C;



- ii. Improvements to the Old Wokingham Road/ Bracknell Road junction in general accordance with the improvement identified in Section 7.2 and Table 6.1 of the Local Planning Authority's Infrastructure Delivery Plan (October 2012) or similar works agreed with the Local Planning Authority;
- iii. A new footway / cycleway adjacent to Old Wokingham Road between the site boundary and Bracknell Road as shown on parameter plan 007 and in general accordance with the works shown drawing 110015/B/03 Rev E.

In addition to the above improvements to the Nine Mile Ride/ A3095 junction (Golden Retriever) in general accordance with the improvement identified in Section 7.2 and Table 6.1 of the Local Planning Authority's Infrastructure Delivery Plan (October 2012) shall be completed in accordance with phasing set out in the Demolition Construction and Phasing Strategy approved by the Local Planning Authority pursuant to condition 04.

REASON: In the interests of road safety and the amenities of the locality.

[Relevant Policy: CS CS23; BFBLP M4]

18. No development in any Phase or Sub Phase shall take place until details of the proposed bus stops (including any temporary bus stops) for that Phase or Sub Phase have been submitted to and approved in writing by the Local Planning Authority; and the building(s) shall not be occupied until that/those stops have been constructed in accordance with the approved plans.

REASON: In the interests of accessibility by public transport.

[Relevant Policies: CS CS23 and CS24; BFBLP M4 and M8]

19. Prior to commencement of any phase of the development, the applicant, or their agents, or successors in title, will secure and implement a programme of archaeological works in accordance with a phase-specific written scheme of investigation for that phase of the development, which has been submitted by the applicant and approved by the planning authority. The archaeological evaluation results for each phase shall inform archaeological mitigation measures that may be required for the particular phase, to be agreed by the LPA, and all works will be carried out in accordance with the agreed Overarching Archaeological Strategy document (RPS reference JLJ 0236, dated 5th September 2013, updated 17th October 2013) and the Written Scheme of Investigation for Phase 1 Archaeological Evaluation and Initial Mitigation Works document (RPS reference JLP 0152, dated 20 September 2013), unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the archaeological and historical heritage of the Borough. The site is within an area of archaeological potential. An archaeological evaluation is required to mitigate the impact of development and ensure preservation "by record" of any surviving remains.

[Relevant Policies: CS CS1, CS7; BFBLP EN6, EN7]

20. No development within any Phase or Sub Phase shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted for that Phase or Sub Phase, and approved in writing by, the Local Planning Authority. The CEMP shall incorporate a Site Waste Management Plan; a Materials Management Plan; a Dust Management Plan; an Ecological Construction Method Statement; and a Construction Logistics/ Site Organisation Plan.

The Construction Environmental Management Plan shall include as a minimum:

- (i) The location of the access for all of the Phases or Sub Phases of demolition and construction;

- (ii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact of local residents and other road users;
- (iii) Details of the parking of vehicles of site operatives and visitors
- (iv) Areas for loading and unloading of plant and materials
- (v) Areas for the storage of plant and materials used in constructing the development
  
- (vi) The erection and maintenance of security hoarding
- (vii) External lighting of the site
- (viii) Method of piling for foundations
- (ix) Measures to control the emission of dust, dirt, noise and odour during construction
- (x) Measures to control surface water run-off
- (xi) Measures to prevent ground and water pollution from contaminants on-site
- (xii) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiii) Details of wheel-washing facilities;
- (xiv) details in respect of measures to minimise, re-use and re-cycle waste, including materials and waste arising from demolition; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner;
- (xv) details of measures to mitigate the impact of demolition and construction activities on ecology as set out in paragraphs 12.286, 12.287, 12.330-12.372 of the Environmental Statement; and
- (xvi) Details of a monitoring regime to demonstrate compliance with the Construction Environmental Management Plan including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plan shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority. REASON: To mitigate and control environmental effects during the demolition and construction phases

[Relevant Policies: BFBLP EN25]

21. The development hereby permitted 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%).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CS Policy CS12]

22. No Phase or Sub Phase shall commence until 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 has been submitted to and approved in writing by the Local Planning Authority demonstrating that the buildings within the relevant Phase or Sub Phase will be capable of meeting a minimum standard of Level 4 of the Code for Sustainable Homes in the case of residential buildings or a "Very Good" BREEAM rating in the case of non-residential buildings. Thereafter the development shall be implemented in accordance with the

Design Stage Report and interim certificate and retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Plans and Policies: CS Policy CS10]

23. 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 or Sub Phase of the 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 4 of the Code for Sustainable Homes in the case of residential buildings or a "Very Good" BREEAM rating in the case of non-residential buildings.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD CS10]

24. No development shall take place until an overarching surface water drainage strategy for the whole site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event.

No Phase or Sub Phase of the development hereby permitted shall commence until details for the disposal of surface water using Sustainable drainage systems and sewage for that Phase or Sub Phase have been submitted to and approved in writing, by the Local Planning Authority.

The details submitted will demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm for the Phase or Sub Phase, will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event. The Phase or Sub Phase surface water drainage strategy shall be implemented in full prior to first occupation of that Phase or Sub Phase or within any other period as may be agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BWLP WLP6]

25. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water that ensures that soakaways are not constructed into contaminated land has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To protect the Secondary A Aquifers and the river from any historic contamination that might be mobilised through the use of soakaways.

[Relevant Policy: BWLP WLP6]

26. Development shall not commence until a foul water drainage strategy detailing any on and/or off site drainage works to upgrade the foul drainage network, has been submitted to and approved by, the local planning authority. The scheme shall be implemented as approved. There shall be no occupation of buildings serviced by foul water infrastructure or discharge of foul or surface water from the site into the public system until the drainage works referred to in the strategy have been completed in full.

Reason: To ensure that sufficient foul drainage capacity is made available to cope with the new development; and in order to prevent the new development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of pollution. Full details for the disposal of foul drainage are not yet known therefore it must be demonstrated that an adequate foul drainage network infrastructure can be implemented to avoid any risk of pollution.  
[Relevant Policy: BWLP WLP6]

27. No Phase or Sub Phase, including demolition, of the development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

(i). A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

(ii). A site investigation scheme, based on (1) to provide information for a detailed risk assessment of the risk to all receptors that may be affected, including those off site.

(iii). In the event that the results of the site investigation and the detailed risk assessment referred to in(2) indicate that the site is contaminated an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(iv). A verification plan providing details of the data that will be collected in order to demonstrate that where remediation works are necessary, the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

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]

28. No occupation of any Phase or Sub Phase of the permitted development on land which is found to be contaminated shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation for that Phase or Sub Phase of the development has been submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan for that phase of the development. The long-term monitoring and maintenance plan shall be implemented as approved.

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]

29. No phase or sub phase of the development shall be begun until details of appropriate environmental mitigation (including details of timing of implementation) for that phase or sub phase, as set out in chapter 12 of the Environmental Statement have been submitted to and approved in writing by the Local Planning Authority, including:

- a) a Habitat Creation and Management Plan;
- b) further bat, bird and reptile surveys and a scheme for mitigation as appropriate (to include measures for the translocation of protected species from the development area to the SANG);
- c) a lighting strategy;
- d) bat and bird boxes.

The approved mitigation measures shall thereafter be implemented in full and in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of minimising the ecological impact of the development  
[Relevant Plans and Policies: Core Strategy CS1, CS7]

30. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

31. No Phase or Sub Phase of the development hereby permitted (including the construction of the SANG) shall be begun until a scheme for the provision of a temporary access to the TRL site has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the closure of the existing access to TRL site, and retained until such time a the new access to Nine Mile Ride has been completed and made available for use.

REASON: To ensure that appropriate access is maintained to the TRL site at all times.

[Relevant Policies: Core Strategy CS23]

32. The development hereby permitted shall not be begun until a scheme for the provision of private hydrant or equivalent emergency water supply has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available for use prior to the occupation of the first building.

REASON: There are no available public water mains in the area to provide a suitable water supply to effectively fight a fire

33. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification), the care home hereby permitted 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).

REASON: To ensure that the proposal does not increase recreational pressure on the Thames Basin Heaths SPA.

[Relevant Policies: SEP NRM6, BFBLP EN3, CSDPD CS1, CS7 and CS14]

34. No development shall commence until a Level 3 Flood Risk Assessment (Detailed study) has been carried out and submitted to and approved by the Local Planning Authority

REASON: To prevent the increased risk of flooding.

35. The development hereby permitted shall not be begun until a scheme for protecting the proposed dwellings/gardens from noise from the Pavement Testing Facility has been implemented in accordance with the mitigation measures which are to be the Local Planning Authority.

REASON: To ensure that the amenities of the future residents is not adversely affected by noise.

[Relevant Policies: BFBLP EN25]

In the event of the S106 planning obligation(s) not being completed by 23rd April 2014 the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries, the proposal is contrary to Policy SA5 of the Site Allocations Local plan, Policies CS6 and CS24 of the Bracknell Forest Core Strategy DPD, and Policies M4 and R4 of the Bracknell Forest Borough Local Plan.

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure 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, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan and Policy CS16 of the Core Strategy Development Plan Document.

80. **Application 13/00646/FUL 29 Robin Lane, Sandhurst, Berkshire**

**Erection of single storey and two storey side extensions following demolition of existing attached garage, and erection of detached double garage to front of property.**

The Committee noted:

- The 6 letters of objection that had been received from 5 households. These objections were made prior to the amended plans being received and they

have not been withdrawn following consultation on the amended plans. The objections to the original scheme raised the following issues:  
- the proposed garage was too big and did not respect the building line. The garage would be detrimental to the street scene. The proposed development would result in a loss of privacy to neighbouring dwellings. One letter of objection had been received in respect of the amended plans.

The Committee noted that other households in this locality had garages at the front and that the proposed development was not out of keeping with the area.

It was **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 plans:

Drg no 1040-03 received by the LPA 02.12.2013

Drg no 1040-05 received by the LPA 02.12.2013

Drg no 1040-04 received by the LPA 02.08.2013

Site Location Plan received by the LPA 02.08.2013

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 be of similar appearance to those of the existing dwelling.

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

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

04. The extension shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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 garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the south elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. The first floor windows in the south elevation serving bedroom 1 and the en suite of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

08. No development (including initial site-clearance) shall take place until a detailed scheme, and programme for its implementation for the protection of existing trees to be retained, in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner) through to completion of the construction works and the completion of any hard landscaping works. The submitted scheme 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.
- b) All proposed tree removal and retention
- c) Minimum 'Root Protection Areas' of all existing trees to be retained within the site and on neighbouring land adjacent to the proposed development, calculated in accordance with BS5837 recommendations.
- d) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier(s), constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
- f) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- g) Illustration(s) of the proposed fencing structure(s) to be erected.

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

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

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

09. The protective fencing and other protection measures specified by condition 8 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 and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

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

10. 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 works have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
  - a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
  - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
  - c) Soak-aways (where applicable)
  - d) Gas, electricity, telecom and cable television.
  - e) Lighting columns and all associated ducting for power supply.
  - f) Phasing and timing of works.

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

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

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

**81. Application 13/00831/FUL Land at Manor Farm, Binfield Road, Binfield**

**Erection of 27no. dwellings with vehicular access from Binfield Road, and associated parking, bin and cycle storage and open space following the demolition of existing outbuildings.**

**Note for clarification: This application is a re-submission of planning permission 12/01008/FUL, to increase the number of proposed dwellings from 24 to 27.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield Parish Council.
- Three letters of objection which raised concerns around increased flooding along The Cut and the impact of surface water drainage in the vicinity of Manor Close. Concerns around the detrimental impact of increased density, road safety, road congestion and on vegetation were also raised.

The Committee noted that the re-submitted application included a net reduction in the overall number of bedrooms compared with the extant permission. Members expressed concerns about surface water drainage. The Committee noted that the Council's Drainage Engineer had been involved in discussions regarding the ways of addressing surface water drainage concerns and that a condition relating to this matter was included in the recommendation.

On the proposition of Councillor Dudley, seconded by Councillor Thompson a revised recommendation was proposed in the following terms:

An additional condition be inserted to state:

'A sensitive lighting scheme is implemented for this proposal, so that artificial lights are not disturbing potential corridors and the proposed bat boxes.'

Upon being put to the vote, the revised recommendation was carried.

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

01. - the applicant entering in to a S38/S278 agreement for the dedication of land to provide an adoptable public route for pedestrians across the site from Binfield Road to the eastern edge of the site;
  - control of planting in 8m wide margin alongside The Cut where it lies within the rear garden areas of Plots 1 to 5
  - suitable avoidance and mitigation measures and access management monitoring measures to mitigate extra pressure on the Thames Basin Heaths Special Protection Area (to include management of the SANG in accordance with the agreed management plan until it is transferred to Council ownership);
  - mitigation of increased pressure on highways and transportation infrastructure, open space, educational and community facilities;
  - provision of affordable housing in accordance with the development plan and the resolution on affordable housing made by the BFC Executive on 29 March 2011.
  
- on the implementation of the 27 unit scheme the applicant to submit a Notice of implementation stating which Permission will be implemented and carry out no further works under the earlier permission.

**the Head of Development Management be authorised to APPROVE the application subject to the following condition(s):-**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
  
02. The development hereby permitted shall be carried out only in accordance with the following approved plans:-
  - Site location plan LP-101
  - Site Layout MF-SL-100A
  - Materials layout ML-101
  - Proposed SANG Extension Plan SEP-101
  - House Type A Elev (Plot 4) A-01
  - House Type A Plans (Plot 4) A-02
  - House Type B Plans (Plots 14, 15, 19 and 20) B-01
  - House Type B Elev (Plots 14, 15, 19 and 20) B-02
  - Double car port (Plots 14 and 15) B-03

House Type C Plans (Plot 16) MF-C-01  
House Type C Elev (Plot 16) MF-C-02A  
House Type F Plans (Plots 17 and 18) F-01  
House Type F Elev (Plots 17 and 18) F-02  
House Type D, E and F1 - Plans (Plots 21, 22, 23-27) MF-AH-01 and 02A  
House Type D, E and F1 - Elev (Plots 21, 22, 23-27) AH-03 and 04A  
Bin & Cycle Store AH-05A  
House Type G Plans G-01A  
House Type G1 Elev (Plots 1, 6, 7 and 13) G-02  
House Type G2 Elev (Plots 8 and 5) G-03A  
House Type G3 Elev (Plot 10) G-04  
House Type H Plans (plots 2 and 12) MF-H-01  
House Type H Elev (plots 2 and 12) MF-H-02  
House Type J Plans J-01A  
House Type J Elev (Plots 3 and 9) J-02  
House Type J Elev (Plot 11) J-03  
Soft Landscape Proposals SLC101TTL2B (off-site tree planting details only)  
Site entrance 19723 DL-101 Rev D  
Buffer zone 19723 DL-102A  
Street elevations SEC101 and 102  
Proposed parking court lighting MFB-1002 Rev A  
External lighting plan 4494.012  
Parking court lamp-post – Luma IP66 (details received 14.01.2014)  
Levels 4494.505 C5 and 505 C4

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

03. No dwelling shall be occupied until a means of vehicular access to it has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

04. No dwelling shall be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

05. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling shall be occupied until the associated vehicle parking and turning space serving it has been surfaced in accordance with the approved drawings. The spaces shall thereafter be kept available for parking at all times.

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

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

07. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met

[Relevant Policy: BFBLP M9]

08. The garage doors serving the garages for plots 17 and 18 hereby approved shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.

REASON: To ensure that the garages are still accessible while a car is parked to the front of the properties avoiding inappropriately parked cars encroaching on the highway.

[Relevant Policy: BFBLP M9]

09. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

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

[Relevant Policy: BFBLP M9]

10. There shall be no restrictions on the use of the car parking spaces for visitors shown on the approved plan (Drawing 19723-MF-SLC-101B) for visitors to the dwellings hereby permitted.

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

[Relevant Policy: BFBLP M9]

11. The flats hereby approved (plots 23-27) shall not be occupied until cycle parking spaces have been provided in accordance with the approved plans. 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]

12. No gates or other means of obstruction shall at any time be erected or placed across the access road serving the buildings hereby permitted.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No development (other than the construction of the access) shall take place until the access with Binfield Road, extending a minimum of 10m into the site, has been constructed in accordance with the details shown on drawing 4494.504 Rev C5.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The approved external site lighting serving the parking court to the east of plots 19-27 shown on drawings MFB-1002 Rev A/Luma IP66 shall be installed before the first occupation of plots 19-27 and thereafter retained.

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

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

15. The development hereby permitted shall not be begun 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 tree planting.
- c) Comprehensive 5 year post planting maintenance schedule.
- d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- e) Means of enclosure (walls and fences etc)
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

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

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

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

16. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by protective barriers, constructed in accordance with British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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

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

17. The protective fencing and other protection measures specified by the previous condition 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). No activity of any description must occur at any time within these protected 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.

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

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

18. No site clearance shall take place during the bird-nesting period of 1st March to 31st August inclusive unless an appropriate survey has been undertaken and the relevant site clearance works have been authorised by an ecologist approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation

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

19. The development hereby permitted shall be carried out in accordance with the mitigation measures contained in the Ecological Survey by AA Environmental LLP set out in the letter dated 17 December 2012, except insofar as they are varied by the bat mitigation plan approved pursuant to condition 20.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1]

20. The approved scheme for the protection and mitigation of damage to populations of bats and their associated habitat during construction works, and once the development is complete - comprising the bat licence/associated covering letter from Natural England and Method Statement in support of bat licence application: delivery information (WML-A.13.2 (09/12) dated September 2013 prepared by AAe environmental consultants - shall be carried out in accordance with the timetable for implementation as approved.

REASON: To protect bats and their habitat within and adjacent to the development site.

[Relevant Plans and Policies: BFBLP EN3]

21. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (reference 22856/005 Revision C dated December 2013), and the following mitigation measures detailed within the FRA: 1. Provision of compensatory flood storage as detailed within section 4.2 of the FRA and appendix drawing number 22856/006/001, Rev C. 2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as outlined in section 4.3 of the FRA. 3. Finished floor levels are set no lower than 49.21 m above Ordnance Datum (AOD) as stated in section 4.1 of the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be agreed, in writing, by the Local Planning Authority.

REASON:

1. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
2. To ensure safe access and egress from and to the site.
3. To reduce the risk of flooding to the proposed development and future occupants.
4. To accord with paragraph 103 of the NPPF.

22. No development shall take place until a scheme for the provision and management of an 8 metre wide buffer zone alongside the River Cut has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFBLP EN3]

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building, freestanding lighting, means of enclosure or hard surface shall be provided within the 8 metre wide buffer zone alongside the River Cut shown on drawing 19723 DL-102A lying within the back gardens of plots 1-6 (inclusive) other than that shown on that drawing.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: Core Strategy DPD CS1]

24. The development hereby permitted shall not be begun until a scheme for the disposal of surface water on and adjacent to the site affecting Manor Close has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be carried out before work is started on the construction of the houses hereby approved on plots 6-13 (inclusive) and subsequently maintained in accordance with arrangements embodied within the scheme.

REASON: In order to ensure that the development does not adversely affect the provision of adequate surface water drainage to serve Manor Close.

25. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

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

[Relevant Policy: Core Strategy DPD CS10]

26. 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.

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

[Relevant Policy: Core Strategy DPD CS10]

27. 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.

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

[Relevant Plans and Policies: Core Strategy DPD Policy CS12]

28. The development hereby permitted shall be carried out in accordance with the Method of Construction statement (dated November 2013).

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

29. The development hereby permitted shall be undertaken in accordance with the details for:-

(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 contained in the Method of Construction Statement (November 2013) and shown on the Traffic Management Plan (drawing MFB/902D) and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority. Such details as may be approved by the Local Planning Authority pursuant to this condition shall be observed throughout the period of construction of the development hereby permitted.

REASON: In the interests of amenity and road safety.

30. 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.

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

[Relevant Policies: BFBLP EN2 and EN20, Core Strategy DPD CS7]

31. Notwithstanding the provisions of Class G of Part 17 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development by statutory undertakers for the generation, transmission or supply of electricity shall be installed or constructed unless otherwise agreed in writing by the Local Planning Authority.

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

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



32. No dwelling shall be occupied until the off-site tree planting on land between Manor Farm house and Plot 1 shown on drawing SLC101TTL2B has been undertaken. Any trees 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 the visual amenity of the area and the setting of Manor Farm as a listed building.

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

33. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external freestanding site lighting including details of the lighting units and levels of illumination. 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.

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

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

In the event of the S106 planning obligation(s) not being completed by 30 April 2014 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 and the proposal would not satisfactorily mitigate this impact. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring measures, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policies CS5 and CS14 of the Core Strategy Development Plan Document, the Warfield Supplementary Planning Document (adopted February 2012) and the Thames Basin Heaths Avoidance and Mitigation Supplementary Planning Documents (adopted March 2012).

02. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, open space, educational, library, community and youth facilities. 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, open space, educational, library, community and youth facilities the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and SC5, CS6, CS8, and CS24 of the Core Strategy Development Plan Document, the Limiting the Impact of Development Supplementary Planning Document (adopted July 2007) and the Warfield Supplementary Planning Document (adopted February 2012).

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy CS16 of the Core Strategy Development Plan Document and to the resolution on affordable housing made by BFC Executive on 29 March 2011.

82. **Date of Next Meeting**

27 February 2014

**CHAIRMAN**