

**PLANNING COMMITTEE
27 MARCH 2014
7.50 - 11.20 PM**



Present:

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

Apologies for absence were received from:

Councillors Mrs Angell, Heydon, Kendall and Leake

Also in Attendance:

Councillors Barnard, Mrs Pile and Turrell

95. **Minutes**

RESOLVED that the minutes of the Committee held on 27 February 2014 be agreed as a correct record and signed by the Chairman.

96. **Declarations of Interest**

Upon the advice of the Borough Solicitor Councillor Mrs Barnard advised that she would be withdrawing for Item 8 (PS Application 13/01007/OUT Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield, Bracknell).

There were no other declarations of interest.

97. **Urgent Items of Business**

There were no items of urgent business.

98. **Application 13/00858/FUL Kingswood, Kings Ride, Ascot**

Demolition of existing office buildings and redevelopment to provide 38 no. residential units (Class C3) together with garages, associated internal estate road, car parking, landscaping, open space and ancillary gym and swimming pool.

A site visit was held on Saturday 22 March which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Finnie, Gbadebo, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council

- Four letters of objection which raised concern around the proposed development being an inappropriate development and out of character with other properties in the area. In addition, concerns around increased traffic, light pollution and an excessive built footprint. One letter was received in support of the proposed development.

Members noted that the overall footprint of the proposed development would be smaller than the current buildings in this location. The proposed development also complied with the Council's parking policies and was likely to generate less traffic than the current use.

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. SPA mitigation measures.

Contributions towards off site affordable housing together with a timetable for the delivery of the development including a review of the Viability Report if not delivered within an agreed timescale,

Contributions towards built sports facilities, open space and recreational facilities, and educational facilities. Retention and long term maintenance of 0.11ha of open space within the site.

That 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 and other submitted details received by the Local Planning Authority on 3.10.13, 18.12.13 _ 16.12.13]:

705-PL-1.002, 1.100, 1.203, 1.401, 1.701,

705-PL- 2.702, 2-100 Rev B, 2.001, 2.100, 2.10 , 2.100b, 2.301, 2.302, 2.401, 2.402, 2.501, 2.601, 2.602, 2.701-A, 2.801,

705-PL-4.101, 4.101-A, 4.102,

705-PL-5.101,

705-PL-7.100-A,

1356-01/C, 1356-02/1/A, 1356-02/2/A, 1356-02/3/A, 1356-02/4/A, 1356-02/C, 1356-05/B

Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement Rev B 04.09.13

Landscape Management Manual Rev C 19.12.13

Landscaping Specification Rev A 03.09.13

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

03. No development shall take place until samples of the materials to include bricks, tiles, timber, paving materials, and balcony screens to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

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

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

07. No dwellings 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 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]

08. The gradient of private drives shall not exceed 1 in 12.

REASON: To ensure that adequate access to parking spaces and garages is provided.

[Relevant Policies: Core Strategy DPD CS23]

09. No dwelling shall be occupied until the areas shown as being for car parking on the approved plan have been drained and surfaced in accordance with details submitted to and approved by the Local Planning Authority and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

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: BSP T1, BFBLP M9, Core Strategy DPD CS23]

10. 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]

11. 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. No dwelling shall be occupied until the approved scheme has been implemented. The facilities shall be retained at all times.

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

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

12. No gates shall be provided by the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. 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 including the following

footway and island works along Kings Ride

The development shall not be occupied/open for trade until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

[Relevant Policy: BFBLP M4]

14. 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

(f) Temporary portacabins and welfare for site operatives

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

(a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

15. The development hereby permitted (including any demolition) shall not be begun 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 (including piling noise)

(ii) control of dust, smell and other effluvia

(iii) control of surface water run off

(iv) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

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

16. No development shall take place until a contaminated land Phase I report (Desk Top Study) has been carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to

the site. The Desk Top Study shall be submitted to, and approved in writing by, the local planning authority.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Following approval of the Desk Top Study, a Phase II report (Site investigation) may be carried out as required by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the local planning authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

Any remedial or mitigating measures recommended by the findings from the Phase II report shall be approved by the local planning authority and implemented before the premises are inhabited.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: The proposed development is located near 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.

17. No development shall take place until a scheme for protecting the proposed dwellings/gardens from noise from the railway line north of the site has been implemented in accordance with the mitigation measures outlined in the Peter Brett Assocs. Noise and Vibration Assessment September 2013.

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

[Relevant Policies: BFBLP EN25]

18. 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]

19. The development (including site clearance and demolition) shall not be begun until:-

(i) any trees to be felled have been further surveyed for the presence of bats, (in accordance with the biodiversity mitigation strategy and the bat tree assessment survey report) and

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

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

20. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in the biodiversity mitigation strategy (Viewpoint Associates LLP) unless otherwise agreed in writing by the Local Planning Authority . An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

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

21. The demolition shall not be begun until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the local planning authority.
The approved scheme shall be performed, observed and complied with.

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

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no freestanding external lighting shall be installed on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.
[Relevant Policies: BFBLP EN15, EN2O and EN25]

23. No development shall take place before there has been submitted to, and approved in writing by the Local Planning Authority, details of a scheme for monitoring impacts on reptiles, and measures that will be implemented to avoid and mitigate any significant impacts. In particular the details shall include:

- o Species to be subject to monitoring
- o Frequency, seasons and duration of monitoring
- o Methods to be used for monitoring
- o Persons responsible for undertaking the monitoring
- o Any training or guidance that may be necessary
- o Reporting of the results of monitoring
- o Remedial measures that will be implemented for avoidance and mitigation of impacts
- o Determination of threshold of impact (or significance) above which implementation of mitigation measures will be required (i.e. 'triggered')
- o Timescales for implementation of mitigation measures

The monitoring and mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority.

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

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

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

25. If more than 2 years elapses between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: To ensure the status of protected species on site has not changed since the last survey.

26. Development shall not begin until a surface water drainage scheme for the site, based on the agreed Flood Risk Assessment by BWB Consultancy, reference BMW/2168/FRA, Rev C dated September 2013, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details prior to first occupation of any dwelling.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity and ensure future maintenance of these.

27. 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 Level 3 of the Code for Sustainable Homes. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

28. Within one month of the first occupation of any dwelling 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]

29. The development hereby permitted shall be implemented in accordance with the submitted 'Energy & Carbon Emissions Reduction Options Appraisal' and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment.

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

[Relevant Policy: Core Strategy DPD CS12]

30. The swimming pool and gym/sports hall shown within the apartment building are to be for the use of residents of the development only and shall not be for the use of non residents.

REASON: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply.

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

In the event of the S106 planning obligation(s) not being completed by 30/04/14 the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. In the absence of a planning obligation to secure contributions towards 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, Policy CS16 of the Core Strategy Development Plan Document and to Supplementary Planning Guidance on Affordable Housing (adopted September 2003),

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 SPD (29 March 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 and Policy CS14 of the Core Strategy Development Plan Document.

03. The proposed development would unacceptably increase the pressure on built sports facilities, open space and recreational facilities, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards built sports facilities, open space and recreational facilities, and educational facilities the proposal is contrary to Policy R5 of the Bracknell Forest Borough Local Plan and CS6 and CS8, of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

99. **PS Application 13/00878/FUL Ramslade House, Austin Way, Bracknell**

Erection of 12 no. three bedroom houses with associated parking (including 3 no. visitor spaces to the south of nos. 11 and 12 Typhoon Close) and landscaping and laying out of commemorative garden, following the demolition of Ramslade House.

A site visit was held on Saturday 22 March which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Finnie, Gbadebo, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council
- 47 individual objections have been received as well as an objection from the Bracknell Forest Society raising concerns around the proposed development as follows:
 - Ramslade House was a beautiful historic building, with original architecture and features.
 - Insufficient parking spaces for residents of new properties and increased traffic leading to detriment in road safety
 - Spoilt outlook/reduced light for existing residents
 - There was not adequate infrastructure to support the proposed development
 - Proposed development was not in keeping with the area and would constitute overdevelopment

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Ms Cook, Vice-Chairman of The Parks Resident's Association, who presented the concerns of local residents.

It was reported that the Planning Obligations section of the Recommendation in the agenda papers also needed to include affordable housing in the list of matters to be covered.

Members expressed concerns around the size, scale and mass of the proposed development and the increased footprint that would be created particularly the three storey elements of the development. Members recognised that whilst the Council's parking policy standards had been met, there was still a high likelihood of residents finding it difficult to park on a regular basis given the nature of the location. Members also expressed concern that the proposed development would lead to increased traffic, pressure and congestion within the local transport network.

A motion to approve the recommendations of the Head of Development Management as set out in the report and on the supplementary report was moved and seconded and a recorded vote was requested. On being put to the meeting the voting on the motion was as follows:

For (2) Councillor Brossard and Dudley

Against (13) Councillors Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Kensall, Thompson, Virgo and Worrall.

The motion was therefore lost.

An alternative motion was moved and seconded, on being put to the vote it was:

RESOLVED that the application be **REFUSED** for the following reasons:

01. The proposed development would result in development which, by virtue of its design (including the bulk and massing of the proposed houses) and layout (including the proximity of the proposed houses to the site's southern boundary and the location of the commemorative garden), would be out of keeping with the character and appearance of the surrounding area and as such would fall contrary to Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document.

02. The occupants of the proposed development would unacceptably increase pressure on the transportation network and upon local open space and built-sports, educational and community facilities. In the absence of provision being made, in terms that are satisfactory to the Local Planning Authority, to secure the mitigation of these adverse impacts, and to secure suitable adopted routes to serve the development and the long-term maintenance of the commemorative garden, the proposal is contrary to Policies R4 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8 and CS24 of the Core Strategy Development Plan Document and to the Limiting the Impact of Development Supplementary Planning Document.

03. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

04. 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, Policy CS16 of the Core Strategy Development Plan

Document and to the resolution on affordable housing made by BFC Executive on 29 March 2011.

100. **Application 13/01001/FUL 10 Spring Woods, Sandhurst, Berkshire**

Erection of single storey front and rear extensions, raising of roof of dwelling with installation of front and rear facing dormer windows to create first floor accommodation, part conversion of garage and new integral garage.

A site visit was held on Saturday 22 March which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Finnie, Gbadebo, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town Council
- Ten letters of objection raising concerns around the proposed development as follows:
 - Detrimental impact to the amenity of adjoining properties through loss of light, overlooking and overshadowing.
 - Overdevelopment, will undermine the area which has been identified as of special housing character.

In addition one letter of support for the application was received.

On being put to the vote 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 approved plans received by the Local Planning Authority on 13 December 2013 and 11 March 2014:

drawing no. 01 E

Parking plan.

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 similar in appearance to those of the existing building.

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

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

04. 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 additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations and roofslopes of the extension hereby permitted except for any which may be shown on the approved drawing.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. The first floor windows in the side elevation facing east 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). They shall at all times be fixed with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

6. No part of the extensions shall be occupied until the associated vehicle parking space has been surfaced and marked out in accordance with the approved drawing. 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]

101. **PS Application 13/01007/OUT Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield, Bracknell**

Hybrid planning application for a residential-led mixed-use development comprising: Outline planning application for up to 750 residential dwellings (with a minimum of 675 dwellings) including 60-bed senior living scheme; new two form-entry primary school; formal and informal open space; associated landscaping; works to river cut and provision of new north-south link road. (All matters reserved except for means of access to the development); and Full planning application for the development of Phase 1 at the south western corner of the site for the erection of 87 residential dwellings (87 of the 750 dwellings described above) with associated open space, parking and landscaping; creation of two new access points off Harvest Ride and provision of north-south link road between Harvest Ride and Forest Road.

A site visit was held on Saturday 22 March which had been attended by Councillors Barnard, Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Finnie, Gbadebo, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting, which included two additional objections, together with a further objection that was received after the publication of the supplementary report and reported verbally at the meeting.
- The comments of Warfield Parish Council
- 16 letters, these include letters of support, objection and letters seeking clarification. Objectors raised concerns around overdevelopment, design, density, scale, transport concerns, concerns around residential amenity, impact on local infrastructure, flooding concerns, archaeological/wildlife concerns and impact on open space.

The Committee recognised that the applicant had consulted extensively with local residents as well as working closely with officers to create a development that was appropriate for the area and acceptable to local residents. The Committee noted the carefully considered location of the school to ensure sustainability. The Committee were assured that all drainage issues would be fully considered and conditions included where appropriate, when reserved matters were brought back to the Committee for consideration.

Upon being put to the vote it was **RESOLVED** that the Head of Development Management be authorised to :-

A) APPROVE the application upon the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 broadly relating, but not restricted to:-

- 1) The provision of 8% affordable housing;
- 2) Appropriate clause to enable additional affordable housing if and when LEP funding is confirmed.
- 3) Provision of avoidance and mitigation measures to address the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), which includes on-site in-kind bespoke SANG, replacements SANG land and a financial contribution towards Strategic Access Management and Monitoring (SAMM).
- 4) Securing the timely provision of, and contributions to, local facilities, services and infrastructure including:
 - a) A comprehensive package of on and off-site transport measures including junction improvements and the delivery of a new north-south link road and separate financial contribution to mitigate the development's impact on the adjoining road network;
 - b) On-site in-kind provision of a 2FE Primary School;
 - c) Financial contributions towards the provision by others of Secondary education, post-16 education and Special Educational Needs places;
 - d) Financial contribution towards of a multi-functional community hub;
 - e) Financial contribution towards the provision by others of improvements to existing libraries and built sport facilities;
 - f) A comprehensive package of on-site in-kind Open Space of Public Value, in accordance with standards;
 - g) On-site in-kind waste recycling facilities.
 - h) Travel Plan
- 5) The applicant to enter into a S278/S38 of the Highways Act 1980 for the construction of access roads and adoption of the relevant roads and footway/cycleways within the development.

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 B) subject to the following conditions or such amendments, additions and deletions thereto as may be necessary:- (Additional flooding and drainage conditions will be required from the Environment Agency following further discussions and will be added to the list.)

SITE WIDE CONDITIONS

1. With the exception of Phase 1 and prior to the commencement of any phase or sub-phase, applications for the approval of the details relating to siting, layout, scale, external appearance and landscaping of the development hereby permitted (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars submitted in relation to these Reserved Matters shall be carried out in accordance with these reserved matters.

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

2. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.

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

3. The development hereby permitted shall begin no later than the expiration of three 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.

4. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:

Outline Parameter Plans:

- o 4120647-SK32D Application Boundary
- o 2634.P01F Parameter Plan - Land Use Mix
- o 2634.P02E Parameter Plan - Residential Density
- o 2634.P03E Parameter Plan - Maximum Building Heights
- o 2634.P04G Parameter Plan - Access and Movement
- o 2634.P05G Parameter Plan - Green Infrastructure
- o 2634.MP06L Masterplan - Site
- o 2634.MP07K Illustrative Layout
- o 2634.MP08G Illustrative Landscape Masterplan

Detailed Phase 1 Plans:

- o 2634.102 Phase 1 Existing Site Sections
- o 2634.103F Phase 1 Site Plan
- o 2634.104D Phase 1 Colour Site Plan
- o 2634.107 Phase 1 Proposed Site Sections
- o 2634.108C Phase 1 Draft Levels and Enclosures Plan
- o 2634.109D Phase 1 Parking Plan
- o 00534.00021.16.GA.003D Phase 1 Planting Framework
- o 00534.00021.16.GA.005C Phase 1 Illustrative Landscape Plan
- o 1423-V3-04 Photomontage
- o 2634.105B Contextual Site Sections 1 of 3
- o 2634.106C Contextual Site Sections 2 of 3
- o 2634.110D Contextual Site Sections 3 of 3
- o 2634.111D Harvest Ride Contextual Elevations
- o 1676-1300-001A Phase 1 Lighting Scheme
- o 2634.200 Plot 1
- o 2634.201A Plot 2-8 Plans
- o 2634.202A Plot 2-8 Elevations
- o 2634.203A Plot 9-13
- o 2634.204C Plot 14
- o 2634.205A Plot 15-20
- o 2634.206 Plot 21

- o 2634.207A Plot 22-24
- o 2634.208A Plot 25-28
- o 2634.209 Plot 29-30
- o 2634.210A Plot 31-32
- o 2634.211D Plot 53-54
- o 2634.212A Plot 35-40 Plans
- o 2634.213A Plot 35-40 Elevations
- o 2634.214A Plot 41-44
- o 2634.215 Plot 45-46
- o 2634.216A Plot 47-50
- o 2634.217A Plot 51-52
- o 2634.218A Plot 55
- o 2634.219A Plot 57
- o 2634.220B Plot 58
- o 2634.221 Plot 59&60
- o 2634.222 Plot 61
- o 2634.223B Plot 62
- o 2634.224 Plot 63
- o 2634.225B Plot 65
- o 2634.226 Plot 66&72
- o 2634.227 Plot 67-70
- o 2634.228A Plot 71
- o 2634.229A Plot 73
- o 2634.230C Plot 74-78 Plans
- o 2634.231C Plot 74-78 Elevations
- o 2634.232A Plot 79-80
- o 2634.233C Plot 81-87 Plans
- o 2634.234C Plot 81-87 Elevations
- o 2634.235B Plots 33-34
- o 2634.236A Plot 56
- o 2634.237 Plot 64
- o 2634.238A Plot 72
- o 2634.239A Garages & Carports
- o 2634.240B Plot 63
- o 2635.241A Garages and Car Ports 3 of 3

Detailed Access Plans:

- o 4120647/SK49C Phase 1 - General Access Arrangement & Visibility Splays
- o 4120647/SK50E Phase 1 - Swept Paths
- o 4120647/SK80B Phase 1 - Typical Highway Sections
- o 4120647/SK81C Phase 1 - SUDS Layout

Means of Access & Link Road Plans:

- o 4120647/SK20Q Preliminary Link Road General Arrangement
- o 4120647/SK55B General Arrangement and Visibility splays for New Northern Roundabout
- o 4120647/SK56C General Arrangement for Senior Living Square
- o 4120647/SK57D General Arrangement for Hub
- o 4120647/SK34G General Arrangement for Harvest Ride Access Junctions (Sheet 1 & 2)
- o 4120647/SK36G Harvest Ride, s.278 Proposals (2 of 2)
- o 4120647/SK40B Proposed SANGS Car Park Sheet 1
- o 4120647/SK41A Proposed SANGS Car Park Access Sections
- o 4120647/SK44C Swept Paths for Harvest Ride Junctions

- o 4120647/SK45B General Arrangement of 3 Legged Cross
- o 4120647/SK55A General Arrangement and Visibility splays for New Northern Roundabout
- o 4120647/SK56B General Arrangement for Senior Living Square
- o 4120647/SK57D General Arrangement for Hub
- o 4120647/SK60A Swept Path for 3 Legged Cross
- o 4120647/SK61E Swept Path for Link Road
- o 4120647/SK62B Swept Path for Northern Roundabout Link Road
- o 4120647/SK63C Swept Paths for Hub
- o 4120647/SK66C Swept Paths for Senior Living Roundabout
- o 1676-1300-002B New Northern roundabout Indicative Lighting Location Plan
- o 1676-1300-003B Link Road Indicative Lighting Location Plan
- o 4120647/SK97D Road Geometry

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

5. The development hereby permitted shall provide a minimum of 675 dwellings and shall not exceed 750 dwellings

REASON: In the interests of the proper planning of the area
[Relevant Policies: CSDPD CS1, CS5, CS15, SALP SA9]

6. The development hereby permitted shall be implemented in accordance with the mitigation measures contained in the Environmental Statement dated November 2013 except insofar as they are varied by any information approved under conditions 8, 25, 27 and 39.

REASON: To minimize the impact of the development.
[Relevant Plans and Policies: CSDPD CS1]

7. Compliance with EA flooding conditions [see note above]

8. No site clearance shall take place on any phase or sub-phase 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 in writing by the Local Planning Authority. Any agreed scheme shall be carried out in accordance with the minimisation measured agreed and retained as such thereafter.

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

9. 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 relevant phase or sub-phase, 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 relevant 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.
REASON: In the interests of good landscape design and the visual amenity of the area.

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

10. 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.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

11. With the exception of any residential curtilage, the areas shown for soft landscaping purposes on the approved plans for any phase or sub phase shall thereafter be retained as such and shall not be used for any other purpose.

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

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

12. If any tree or hedgerow shown to be retained on any plan approved by this permission or on any plan approved under any subsequent reserved matter or condition of this consent, is removed, uprooted, destroyed, dies or becomes diseased during the course of the development within a period of 5 years of the completion of the phase or sub-phase, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place.

REASON: In the interests safeguarding visual amenity.

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

13. If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

Reason: To ensure the status of protected species on site has not changed since the last survey.

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

14. All garage accommodation shown on the approved plans in respect of any phase or sub-phase shall be retained for the use of the parking of vehicles at all times, and used for no other purpose.

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

[Relevant Policy: BFBLP M9, CSDPD CS23].

15. All car ports hereby approved in respect of any phase or sub-phase 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 installed 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, CSDPD CS23]

16. Other than shown on the approved plans, no additional gates or other means of obstruction shall at any time be erected or placed across any roads serving the dwellings hereby permitted in any phase or sub-phase.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

17. Any application for reserved matters shall accord with the approved masterplan drawing no. 2634.MP06 Rev L submitted in support of the outline application.

REASON: In the interests of the proper planning and comprehensive delivery of the site

[Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7, SALP SA9]

18. With the exception of Phase 1, no development shall take place until a plan identifying the extent of each phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the proper planning and comprehensive delivery of the site and associated infrastructure.

[Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7]

19. With the exception of Phase 1, each application for the approval of reserved matters shall be accompanied by a Design Statement for that relevant phase. This statement shall comprise a written statement including design code details and illustrative material outlining the design approach for that phase. The Design Statement shall accord with the identified character areas approved in the Design and Access Statement dated February 2014 submitted in support of the outline application.

REASON: In the interests of high quality design, character and appearance of the area.

[Relevant Policies: CSDPD CS5, CS7, Warfield SPD, SALP SA9]

20. With the exception of Phase 1, no part of any subsequent phase or sub-phase of the development hereby permitted shall begin until:-

- (a) the Local Planning Authority has approved in writing a scheme (including timetable) for a phased programme of archaeological investigation work, and
- (b) the approved scheme has been performed and complied with.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6 and EN7, CSDPD CS1]

21. No part of any phase or sub phase of the development hereby permitted shall commence until a scheme (Site Organisation Scheme) for that relevant phase has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- (a) a construction environmental management plan outlining how construction traffic will be routed (including a scheme of signage directing traffic to the site from the wider area)
- (b) Parking of vehicles of site personnel, operatives and visitors
- (c) Loading and unloading of plant and vehicles
- (d) Storage of plant and materials used in constructing the development
- (e) The erection and maintenance of security hoarding
- (f) Wheel cleaning facilities
- (g) Temporary portacabins and welfare for site operatives
- (h) Method of piling for foundations

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 (b) to (g) above without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.

22. Prior to the commencement of any development on site (with the exception of Phase 1 hereby approved), the following design details of the highways works of the north-south link road between Maidenhead Road and Harvest Ride, shown on Drawing No. 4120647/SK20/Rev Q titled 'Preliminary Link Road General Arrangement' shall be submitted to and approved in writing by the Local Planning Authority:-

- (a) longitudinal and cross sections;
- (b) details of embankments.

The works subsequently approved shall be constructed in accordance with the approved plans.

REASON: In the interests of proper planning, highway capacity and safety.

[Relevant Policies: BFBLP M4, CSDPD CS23 and CS24]

23. No development shall commence on site, until a scheme for the provision of the proposed bus-stop infrastructure along Harvest Ride has been submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be provided in accordance with the approved scheme.

REASON: In the interests of accessibility by public transport.

[Relevant Policies: BFBLP M4 and M8, CSDPD SC23 and CS24]

24. The development hereby permitted shall be carried out in accordance with the ecological mitigation measures outlined in the approved Environmental Statement. An ecological site inspection report shall be submitted for approval in writing within three months of the final occupation of each phase subsequently approved. The report shall include details of the number and type of bird and bat boxes installed. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation and to ensure provision and protection of biodiversity on site.

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

25. No part of any phase or sub phase of the development (including demolition, site clearance or site preparation works) shall commence until a scheme for monitoring the impacts on birds (and measures that will be implemented to avoid and mitigate any significant impacts) has been submitted to and approved in writing by the Local Planning Authority. The details shall include:-

- Species to be subject to monitoring
- Frequency, seasons and duration of monitoring
- Methods to be used for monitoring
- Persons responsible for undertaking the monitoring
- Any training or guidance that may be necessary
- Reporting of the results of monitoring
- Remedial measures that will be implemented for avoidance and mitigation of impacts
- Determination of threshold of impact (or significance) above which implementation of mitigation measures will be required (i.e. 'triggered')
- Timescales for implementation of mitigation measures

The monitoring and mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. The habitat features identified as being valuable in the ecological survey

[woodland, hedgerows, mature trees, stream] shall be retained, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure habitat connectivity and support local wildlife populations.

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

26. With the exception of Phase 1 and the north-south link road, a detailed landscape management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation for any phase or sub-phase of the development hereby approved. The plan shall include:

(a) long term design objectives;

(b) management responsibilities; and

(c) maintenance schedules for all landscape areas within the development.

The landscape management plan shall be carried out as approved.

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

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

27. Prior to the commencement of any superstructure works in respect of any phase or sub-phase, a scheme (Working Method Statement) to control the environmental effects of demolition and construction work (for that relevant phase shall be 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) site security arrangements including hoardings

(iv) proposed method of piling for foundations

(v) construction and demolition working hours

(vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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.

Each phase of the development shall be carried out in accordance with the approved scheme.

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

[Relevant Policies: BFBLP EN25]

28. Prior to the commencement of any phase or sub-phase, full details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

29. Prior to the commencement of any phase or sub-phase, an Energy Demand Assessment shall be submitted to and approved in writing by the Local Planning Authority. This Assessment shall broadly accord with the approved Energy Strategy dated Oct 2013 by Ramboll and shall demonstrate how (a) the development in that relevant phase will reduce carbon dioxide emissions by at least 10% and detail what specific measures will be carried out to ensure this, and (b) where relevant will outline, what 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: CSDPD CS12]

30. No building shall be occupied until:

- (a) means of vehicular access;
- (b) means of pedestrian and cycle access; and
- (c) vehicle and cycle parking spaces;

have been constructed in accordance with the approved details

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: BFBLP M6, M9, CSDPD CS23]

PHASE 1 conditions

31. The development hereby permitted by Phase 1 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.

32. Prior to the commencement of any superstructure works in respect of Phase 1, full details of all external facing materials to be used in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The samples shall be made available on-site for inspection and details to be submitted shall include:-

- a) A 1m x 1m sample panel for each facing material;
- b) Supporting drawings;
- c) Manufacturer's specifications where relevant;
- d) Any necessary illustrative material in the form of photographic examples, and supporting textual material.

The development shall be carried out strictly in accordance with the approved details and maintained as such thereafter.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

33. Prior to the commencement of any superstructure works in respect of Phase 1, a full lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all freestanding external site-lighting, including details of the lighting units and levels of illumination, for all adopted and unadopted roads and parking courts. No lighting shall be provided at the site other than in accordance with the approved details. The approved lighting scheme shall be installed prior to the first occupation of phase 1.

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

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

34. The development hereby permitted in respect of Phase 1, shall not commence until a drainage strategy detailing on- and off-site drainage works, including parking areas has been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency and Thames Water. Such strategy may include the phasing of works. No discharge of foul or surface water from the site shall be accepted into the public system until the relevant phase of the drainage works set out in the approved strategy has been completed. The drainage strategy shall include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by a statutory undertaker, management and maintenance by a Resident's Management Company or any other arrangements to secure the ongoing operation of the drainage strategy.

The strategy shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the strategy shall be retained, managed and maintained in accordance with the approved details.

REASON: To ensure that sufficient 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.

[Relevant Policies: BWLP WLP6]

35. The development hereby permitted in respect of Phase 1 shall not commence until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority in consultation with the Environment Agency and Thames Water. Those details shall include:-

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation; and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved drainage scheme shall thereafter be implemented, retained, managed and maintained in accordance with the approved details.

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

[Relevant Policy: BWLP WLP6]

36. Prior to the commencement of any superstructure works in respect of Phase 1, a scheme for the provision of private hydrant or equivalent emergency water supply shall be 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 dwelling.

REASON: To ensure there are available public water mains in the area to provide suitable water supply to effectively fight a fire.

37. Within one month of the final occupation of Phase 1, 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: CSDPD CS10]

38. Prior to the commencement of any superstructure works in respect of Phase 1, full details of facilities for the separation and collection of different types of waste (including details of screening) shall be submitted to and approved in writing by the

Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any dwelling in Phase 1 and shall thereafter be retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity and sustainability

[Relevant Policies: BWLP WLP6, CSDPD CS13]

39. Prior to the commencement of any superstructure works in respect of Phase 1, a detailed noise mitigation scheme for the protection of the proposed dwellings and gardens from noise from Harvest Ride shall be submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed prior to the occupation of Phase 1.

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

[Relevant Policies: BFBLP EN25]

40. The visibility splays for Phase 1 shall be carried out in accordance with drawing number 4120647- SK19 Rev K. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6m measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

41. Prior to the commencement of development, full details of the access barrier, management and maintenance for the car park off Forest Road shown on drawing no. 4120647-SK40 Rev B & 4120647-SK41 Rev A shall be submitted and approved in writing.

REASON: In the interests of design quality and visual amenity.

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

42. Prior to the commencement of any superstructure works in respect of Phase 1, full details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The details shall comprise of covered and secure parking provision and no dwelling shall be occupied until the approved scheme has been implemented. The approved details shall be retained as such thereafter.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

43. Prior to the commencement of any superstructure works in respect of Phase 1, a scheme indicating the provision to be made for disabled people to gain access to Phase 1 shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the dwellings provided by the carrying out of the Phase 1 is occupied.

REASON: To ensure that people with disabilities have access to the development

[Relevant Policy BFBLP EN22 and M7]

44. All existing trees and hedgerows shown to be retained in the Arboricultural Impact Assessment Ref 1013-1396 Final (dated November 2013) shall be protected during construction in full accordance with the tree protection measures contained in that assessment.

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]

45. No superstructure works in respect of Phase 1 shall begin until:-

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with. The details in respect of 1), above shall include:

- a) Comprehensive planting plans that provide 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 native planting and biodiversity friendly planting;
- c) Details of semi mature tree planting (including tree planting within private residential gardens).
- d) Comprehensive 5 year post planting maintenance schedule.
- e) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, parking signage and marking, play areas etc.
- g) Any relevant play areas and equipment;
- h) Other landscape features (furniture, water features, seating, trellis and pergolas etc).

Phase 1 shall be landscaped and completed in full accordance with the approved landscape scheme, prior to its first occupation. 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 relevant 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.

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

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

In the event of the S106 agreement not being resolved and completed by 30 June 2014, it is recommended that 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, CS5, 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.

102. **Application 13/01044/FUL 62 Harmans Water Road, Bracknell, Berkshire
Erection of first floor side extension over existing garage.**

A site visit was held on Saturday 22 March which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Finnie, Gbadebo, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council
- Two letters of objection around the proposed development being out of character with the surrounding area, increased noise pollution, potential damage to foul drain and potential impact on a party wall.

On being put to the vote 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 approved plans:

AKE/02 Rev A. Proposed Plans & Elevations received on 4 February 2014

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 and outbuilding.

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

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

04. The development hereby permitted shall not be occupied until the 2no. off-street parking spaces and turning space as shown on drawing AKE/02 Rev A. Proposed Plans & Elevations received by the Local Planning Authority on 4 February 2014 has been provided in accordance with the approved plans. The parking spaces and

turning space shall thereafter be retained for the use of parking and turning of vehicles at all times.

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

[Relevant Policies: CSDPD Policy CS23. BFBLP 'Saved' Policy M9]

05. The development hereby permitted shall not be occupied until the 1no. parking space within the garage has been provided in accordance with drawing AKE/02 Rev A. Proposed Plans & Elevations received by the Local Planning Authority on 4 February 2014. This parking space shall, 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), thereafter 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 'Saved' Policy M9, Core Strategy DPD CS23]

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 windows at first floor level shall be installed to the eastern (side) elevation (facing 64 Harmans Water Road) of the development hereby permitted.

REASON: In the interests of the residential amenity of the neighbouring property of 64 Harmans Water Road, Bracknell.

[Relevant Policy: BFBLP 'saved' Policy EN20]

103. **Application 14/00141/RTD Telecommunications Mast, Birch Hill Road, Bracknell**
Replacement of existing 12.5M high Jupiter monopole telecommunications mast and cabinet with 15M Jupiter dual stack 'S' type monopole with 6 no. internally shrouded antennas and 3 no. associated equipment cabinets.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

Drawing entitled Proposed Location Maps no. 100 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed Site Location no. 200 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 11 February 2014

Drawing no. SDD2023 (Rev G) received by Local Planning Authority on 11 February 2014

Drawing no. SDD2035 (Rev A) received by Local Planning Authority on 11 February 2014

104. **Application 14/00143/RTD Telecom Mast on Land between Horse and Groom PH and Elizabeth Close, Bagshot Road, Bracknell**

Replacement of existing 15m high Jupiter monopole telecommunications mast with 17.5M Jupiter 'S' type monopole with 6 no. internally shrouded antennas and 3 no. associated equipment cabinets.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

Drawing entitled Proposed Location Maps no. 1100 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed location plan no. 200 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 11 February 2014

Drawing no. SDD2023 received by Local Planning Authority on 11 February 2014

Drawing no. SDD2035 received by Local Planning Authority on 11 February 2014

01. The replacement cabinets hereby approved shall be painted Fir Green RAL 6009.

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

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

105. **Application 14/00144/RTD Land between Crowthorne Road and Great Hollands Road, Crowthorne Road, Bracknell**

Replacement of existing 15m high Jupiter monopole telecommunications mast with 17.5M Jupiter 'S' type monopole with 6 no. internally shrouded antennas and 3 no. associated equipment cabinets.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

Drawing entitled Proposed Location Maps no. 1100 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed Location Plan no. 200 received by Local Planning Authority on 11 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 11 February 2014

Drawing no. SDD2023 (Rev G) received by Local Planning Authority on 11 February 2014

Drawing no. SDD2035 (Rev A) received by Local Planning Authority on 11 February 2014

106. **Application 14/00169/RTD Telecommunications Mast, Terrace Road South, Binfield**

Replacement of existing 12.5M high monopole telecommunications mast and cabinets with 15M Jupiter 'S' type monopole with 3 no. internally shrouded antennas and 2 no. associated equipment cabinets.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

Drawing entitled Proposed Location Maps no. 100 received by Local Planning Authority on 14 February 2014

Drawing entitled Proposed Location Plan no. 200 received by Local Planning Authority on 14 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 14 February 2014

Drawing no. SDD2023 (Rev G) received by Local Planning Authority on 14 February 2014

Drawing no. SDD2035 (Rev A) received by Local Planning Authority on 14 February 2014

107. **Application 14/00177/RTD Telecommunications Mast, Crowthorne Road/ Ringmead, Bracknell**

Replacement of existing 14.8M high monopole telecommunications mast and cabinets with 15M Jupiter 'S' type monopole with 6 no. internally shrouded antennas and associated cabinet.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

That an informative be added requesting that the existing cabinets that are to be retained be painted Fir Green RAL 6009.

Drawing entitled Proposed Location Maps no. 100 received by Local Planning Authority on 17 February 2014

Drawing entitled Proposed location plan no. 200 received by Local Planning Authority on 17 February 2014

Drawing entitled Proposed Elevation no. 300 received by Local Planning Authority on 17 February 2014

Drawing no. SDD2023 received by Local Planning Authority on 17 February 2014

01. The existing 14.8m high mast approved and implemented under application 09/00610/RTD shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational and the existing mast has been decommissioned.

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

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

02. The 1no. additional cabinet hereby approved shall be painted Fir Green RAL 6009.

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

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

108. **Application 14/00213/RTD Telecommunications Mast, Opladen Way, Bracknell**

Replacement of existing 16.5M high monopole telecommunications mast and cabinets with 17.5M Hutchinson 'S' type monopole with 4 no. associated equipment cabinets and ancillary development.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the Head of Development Management be authorised to **APPROVE** the application following the end of the consultation period subject to no further additional material representations raising issues not addressed in this report being received and in accordance with the plans as stated below .

Drawing entitled Site Location Maps no. 100 received by Local Planning Authority on 27 February 2014

Drawing entitled Proposed site plan no. 201 received by Local Planning Authority on 27 February 2014

Drawing entitled Proposed Site Elevation no. 301 received by Local Planning Authority on 27 February 2014

Drawing no. SDD2023 received by Local Planning Authority on 27 February 2014

Drawing no. SDD2035 received by Local Planning Authority on 27 February 2014

01. The existing 16.5m high mast approved and implemented under application 09/00691/FUL shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational and the existing mast has been decommissioned.

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

02. The 17.5m high mast and associated cabinets hereby approved shall be painted Fir Green RAL 6009.

REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

03. Development shall not commence until a footway has been constructed on Opladen Way in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility of the development to pedestrians.
[Relevant Policy: BFBLP M6]

109. **Application 14/00223/RTD Telecommunications Mast, Opposite Viking, Ring Mead, Great Hollands**

Replacement of existing 12.5m Jupiter 811E monopole telecommunications mast and cabinets with a 12.5m Jupiter S monopole and installation of one new cabinet.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the Head of Development Management be authorised to **APPROVE** the application following the end of the consultation period subject to no further additional material representations raising issues not addressed in this report being received and in accordance with the plans as stated below .

Drg No 100 received by LPA 28.02.2014
Drg No 201 received by LPA 28.02.2014
Drg No 301 received by LPA 28.02.2014
Drg No SDD2023 received by LPA 28.02.2014

110. **Application 14/00224/RTD Telecommunications Mast, Harmans Water Road, Bracknell**

Removal of existing 14.8m monopole telecommunications mast and replacement with a 15m Jupiter type S monopole mast and installation of one equipment cabinet.

The Committee noted that no representations had been made in respect of this application.

Upon being put to the vote it was **RESOLVED** that the Head of Development Management be authorised to **APPROVE** the application following the end of the consultation period subject to no further additional material representations raising issues not addressed in this report being received and in accordance with the plans as stated below .

Drg no SDD2023 received by the LPA 28.02.2014
Drg no 100 received by the LPA 28.02.2014
Drg no 201 received by the LPA 28.02.2014
Drg no 301 received by the LPA 28.02.2014

111. **Date of Next Meeting**

24 April 2014

CHAIRMAN