

PLANNING COMMITTEE
24 APRIL 2014
7.30 - 9.45 PM



Present:

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

Also in Attendance:

Councillors Brunel-Walker, Mrs Hayes, Leake and Turrell.

Apologies for absence were received from:

Councillors Finch and Kendall

112. Minutes

RESOLVED that the minutes of the Committee held on 27 March 2014 be agreed as a correct record and signed by the Chairman subject to the inclusion of Councillor Heydon's apologies.

113. Declarations of Interest

There were no declarations of interest.

114. Urgent Items of Business

There were no items of urgent business.

115. Application 13/00810/FUL McDonalds, Wildridings Road, Bracknell

Erection of three single storey extensions to the existing restaurant. Provision of additional parking and alterations to the access.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council
- Three objections from neighbouring properties which raised concerns around the proposed development leading to an adverse impact on access to Mill Park Café. The access road being too narrow, insufficient parking for the restaurant and concerns around the removal of part of the outside seating area.

Members expressed some concerns around the access road to the site but accepted that safety requirements had been met.

Upon being put to the vote 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. A contribution of £3,000 towards a Traffic Regulation Order for Wildridings Road.

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 received by the Local Planning Authority on 24th September 2013 and 5th March 2014:

0912-0917-04 (M)

0912-0917-05 (J)

0912-0917-06 (G)

0912-0917-07 (D)

0912-0917-09 (C)

0481/SK/200-B

0481/SK/201-B

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 extended parts of the restaurant shall not be occupied until the associated vehicle parking has been surfaced and marked out in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. These shall include construction details in relation to trees.

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 and 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, EN20, M9, Core Strategy DPD CS7, CS23]

05. The development shall not commence until the vehicular access has been constructed in accordance with the approved drawing.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. The development shall not be occupied until a scheme depicting replacement soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. As a minimum, the

quality of all 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 EN20, CSDPD CS7]

07. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved 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]

08. The protective fencing specified by condition 7 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and upright 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]

In the event of the S106 planning obligation(s) not being completed by 30th June 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 highways and transportation infrastructure. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures the proposal is contrary to Policy CS23 of the Core Strategy Development Plan Document.

116. **PS Application 13/01037/FUL The Gold Cup, 102 Fernbank Road, Ascot
Erection of five new dwellings following the demolition of the former Gold Cup Public House.**

The Committee noted:

- The comments of Winkfield Parish Council
- 14 objections from local residential addresses which raised concerns around parking and access, overdevelopment of the area and that the proposed development would be overbearing and would overlook neighbouring properties. Insufficient infrastructure and school places in the local area.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Mr Williams, a local resident raising objections to the proposed development and Mr Davis, who spoke on behalf of the applicant.

Members noted that traffic movements around the proposed development were likely to be fewer than that of the previous use as a Public House.

Councillor Virgo requested to view the Construction Method Statement as referred to in condition 10.

The Committee agreed that the parking spaces associated with the proposed development be marked and allocated to each dwelling.

Upon being put to the vote 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. - Local open space/recreational facilities contribution of £8,000
- Local library facilities contribution of £880
- Primary educational facilities contribution of £7,815
- Thames Basin Heaths SPA contribution of £11,203 comprising £2,563 SAMM and £8,640 SANG
- An obligation to enter into a s278 Highways Act agreement is also required to undertake the works to form the new access and installation of bollards on the Public Highway.

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s) or such amendments, additions and alterations thereto as may be necessary:-

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

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

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

13-P899-10 Rev C 'Proposed Site Plan' received on 24 March 2014

13-P899-11 Rev A 'Proposed Houses Plots 3 -5' received on 13 February 2014

13-P899-12 Rev B 'Proposed Houses Plots 1-2- received on 24 March 2014

13-P899-13 Rev B 'Street Scenes' received on 24 March 2014

13-P899-15 'Part Section Through Site' received on 13 February 2014

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

03. No construction works shall take place until details of the materials and colours to be used in the construction of the external surfaces of the development hereby permitted, to include plans, schedules and samples provided for inspection on site if so requested, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details prior to first occupation of the development.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. No demolition or construction work shall take place outside the hours of 0800 - 1800 Mondays to Fridays and 0800 - 1300 on Saturdays, and not at all on Sundays and Bank Holidays.

REASON: In the interests of the amenity of the area and neighbouring residents.

[Relevant Policies: BFBLP EN20]

05. Any windows at first floor level in the northern side-facing elevation of Plot 3 facing towards 108 Fernbank Road shall be glazed at all times with a minimum of Pilkington Level 3 obscure glass (or equivalent). Such windows shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and/or 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 northern side-facing elevation and roof slopes of Plot 3 facing towards 108 Fernbank Road, except for those shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. No development shall take place until a measured survey of the site and a plan, prepared to a scale not less than 1:500 showing details of existing and proposed finished floor levels of the dwellings hereby permitted in relation to a fixed datum point and the nearest buildings on adjacent sites, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details prior to first occupation of the development.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

08. No development shall take place until details of a scheme for the disposal of foul sewage has been submitted to and approved in writing by the Local Planning

Authority. The development shall not be occupied until all works that form part of the approved scheme have been completed.

REASON: In order to ensure the provision of adequate sewage works to the development.

[Relevant Policy: CSDPD CS1, BFBLP EN25]

09. No development shall take place until details of the design, implementation, maintenance and management of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved in writing by the local planning authority. Those details shall include:

(a) Information about the design storm period and intensity (1 in 30 and 1 in 100 plus 30% allowance for climate change), 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;

(c) Flood water exceedance routes, both on and off site;

(d) A timetable for implementation;

(e) Site investigation and field results to confirm infiltration rates according to BRE 365; and

(f) 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 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 prevent increased risk of flooding, to improve and protect water quality, improve and protect habitat and amenity, and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

10. No development, including initial site clearance, demolition and ground preparation, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the demolition and construction phases and any facility provided shall be retained throughout the course of the 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 below. The scheme shall provide for:

(a) Parking of vehicles of site personnel, operatives and visitors

(b) Loading and unloading of plant, materials and vehicles

(c) Storage of plant and materials used in constructing the development

(d) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate

(e) Wheel washing/cleaning facilities

(f) Temporary portacabins and welfare for site operatives

(g) Proposed method of piling for foundations

(h) Measures to control the emission of dust and dirt, noise, smell, other effluvia and surface water run-off during construction

(i) A scheme for recycling/disposing of waste resulting from construction works

(j) Hours of working including hours when vehicles may deliver or take materials from the site

(k) Program and method of implementation, including any proposed phasing.

REASON: In the interests of residential and local amenity, highway safety and control of the environmental impacts of development.

[Relevant Policies: CSDPD CS7, CS23, BFBLP EN25, M9]

11. No development, other than the construction of the access, shall take place until the access road has been constructed, surfaced and drained in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. 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 on Fernbank Road to form the access to the site and provide bollards as indicated in principle on drawing 13-P899-10 Rev C 'Proposed Site Plan' received on 24 March 2014. The development shall not be occupied until the off site highway works have been completed in full accordance with the approved scheme.

REASON: In the interests of highway safety.

[Relevant Policies: BFBLP M4]

13. The development shall not be occupied until the means of pedestrian and vehicular access(es) to and within the site have been drained, constructed, surfaced and marked out (where required) in accordance with details which have first been submitted to and approved by the Local Planning Authority; the means of access for pedestrians and vehicles shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

14. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

15. The development shall not be occupied until a visibility splay of 2.0 metres by 2.0 metres has been provided on the southern side of the junction of the access and the adjacent footway (i.e. outside Plot 1). The dimensions shall be measured along the edge of the access and the back of the footway from their point of intersection. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 1.0 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

16. 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: CSDPD CS23]

17. The development shall not be occupied until the vehicle parking and turning spaces have been drained, constructed, surfaced and marked out (where required) in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority, such details to include the allocation of the ten car parking spaces to provide two spaces per dwelling. Thereafter the vehicle parking and turning spaces shall be retained, in accordance with the approved allocation

schedule, for vehicle parking and turning only and no other use and, 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), no structure or gate shall be erected so as to prevent vehicular access to the parking space(s).

REASON: To ensure that the development is provided with adequate parking and turning space in the interests of highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

18. The development shall not be occupied until the vehicle parking space indicated on the approved plans as vehicle parking for people with disabilities has been drained, constructed, surfaced, marked out and signed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the vehicle parking space for disabled users shall be retained for vehicle parking only and no other use and, 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), no structure or gate shall be erected so as to prevent vehicular access to the parking space.

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

[Relevant Policy BFBLP M7]

19. The development shall not be occupied until the garage accommodation has been provided as shown on the approved plans. The garage shall thereafter be retained for the use of the parking of vehicles and storage of cycles at all times, and, 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), no enlargements, improvements or other alterations shall be made to the garage internally or externally, and no structure or gate shall be erected so as to prevent vehicular access to the garage.

REASON: To ensure that the development is provided with adequate parking space in the interests of highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

20. The development shall not be occupied until facilities for refuse storage have been provided in the location identified as 'bin collection point' on the approved plans, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Once provided, the refuse storage area shall be retained in accordance with the approved details and shall not be used for any purpose other than the storage of refuse awaiting disposal.

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

[Relevant Policies BFBLP EN20, CSDPD CS7]

21. No development, including initial site clearance, demolition and ground preparation, shall take place until comprehensive details of both hard and soft landscaping works, including a programme for the phasing of works, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to protect and enhance biodiversity at the site and the submitted 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) Comprehensive 5 year post planting maintenance schedule.

(c) Underground and above ground service and external lighting layout (drainage, soakaways, gas, electricity, communications cables, pipelines, manholes, external lighting columns etc), both existing reused and proposed new routes - all services and drainage should be routed outside soft landscaped areas.

(d) Means of enclosure (walls and fences etc) to include low knee rails to protect all areas of soft landscaping and between boundary treatments and car parking spaces where applicable.

(e) Paving and areas of hard standing including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

(f) Recycling/refuse or other storage units

Once approved, all planting comprised in the approved soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (01 October to 31 March inclusive) to the completion of the development or prior to first occupation of the development, whichever is sooner.

Once approved, all approved hard landscaping works shall be carried and completed in full accordance with the approved scheme prior to the first occupation of the 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 works shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees and Shrubs' and British Standard 4043 (where applicable) (or any subsequent revision).

Any trees or other plants which, during the course of the development or within a period of 5 years from the completion of the development, die, are removed, uprooted, destroyed, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (01 October to 31 March inclusive) with others of the same size, species and quality as approved and shall be planted in the same place.

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

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

22. Any areas shown for soft landscaping purposes on the approved plans shall be retained as such and shall not be removed or used for any other purpose.

REASON: In the interests of nature conservation, biodiversity retention, good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2, EN20, CSDPD CS1, CS7]

23. No construction works shall take place until details of a scheme for the provision of all walls, fences, gates and any other means of enclosure on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full accordance with the approved details before occupation of the development and shall be retained as such thereafter.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and/or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure other than those shown on the approved drawings shall be erected on the site.

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

24. No development, including initial site clearance, demolition and ground preparation, shall take place until an updated bat survey has been carried out by a suitably qualified ecologist and a report confirming the results and implications of the assessment, including any revised mitigation measures, has been submitted to and approved in writing by the Local Planning Authority. Furthermore no development, including initial site clearance, demolition and ground preparation, shall take place until details of a scheme to for the installation of bird and bat boxes, including a plan showing the location of the boxes, and any revised mitigation measures recommended by the updated bat survey report, has been submitted to and approved in writing by the Local Planning Authority. Development shall take place only in accordance with the approved scheme. Within three months of the first occupation of the development, an ecological site inspection shall be carried out and a report shall be submitted to the Local Planning Authority confirming that the approved mitigation measures have been implemented. Any mitigation measures included in the approved scheme shall be retained in accordance with the approved plans and details and shall not be used for any other purpose.

REASON: In the interests of nature conservation and to ensure that the status of bats on site has not changed since the last survey.
[Relevant Policies: BFBLP EN3, EN20, CSDPD CS1, CS7]

25. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination, light spill, wavelengths and hours of use. As a minimum, external site lighting should be provided to the access road and car parking area. The scheme should be designed to minimise the potential impacts on wildlife, ensuring that lighting is directed downwards and inwards by the use of hoods or cowls. Development shall be carried out in accordance with the approved scheme prior to first occupation of the development and the approved lighting shall be retained thereafter. 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 external lighting shall be installed on the site or affixed to any buildings 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 residential amenity for nearby residents and the character of the local area, nature conservation and highway safety.
[Relevant Policies: BFBLP EN3, EN15, EN20 and EN25, CSDPD CS1, CS7 and CS23]

26. No development shall take place until a Sustainability Statement demonstrating how the development would meet 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 Sustainability Statement shall include either a Design Stage Report and Interim Certificate or a Pre-Assessment Estimator, carried out by an independent assessor licensed by the Building Research Establishment, demonstrating that the development would meet a minimum standard of Level 3 of the Code for Sustainable Homes. The development shall be constructed in accordance with the approved Sustainability Statement and shall be operated and retained in accordance therewith,

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

27. Not later than one month following the first occupation 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 demonstrating that the development has been constructed to meet a minimum standard of Level 3 of the Code For Sustainable Homes shall be submitted to the Local Planning Authority.

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

[Relevant Policies: CSDPD CS10]

28. No development shall take place until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. The Energy Demand Assessment shall demonstrate that a minimum of 10% of the development's energy requirements would be provided from on site renewable energy production. The development shall be constructed in accordance with the approved Energy Demand Assessment and shall be retained in accordance therewith.

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

[Relevant Policies: CSDPD CS12]

In the event of the S106 planning obligation(s) not being completed by 30 June 2014 the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. The proposed development would unacceptably increase pressure on open space and recreational facilities, local library facilities and primary educational facilities and would fail to mitigate its impacts on the highway network by undertaking to enter into a s278 Highways Act agreement to undertake required works to form the new access and installation of bollards on the Public Highway. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards the provision of open space and recreational facilities, local library facilities and primary educational facilities and undertakes to enter into a s278 Highways Act agreement to undertake off-site highway works, the proposal is contrary to Policies CS6, CS8, and CS24 of the Core Strategy Development Plan Document, the Limiting the Impact of Development Supplementary Planning Document and the NPPF.

02. 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 section 106 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 retained Policy NRM6 of the South East Plan, Policy CS14 of the Core Strategy Development Plan Document, 'Saved' Policy EN3 of the Bracknell Forest Borough Local Plan, and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document.

117. Application 13/01068/REM Winchester House, Market Place, Bracknell

Submission of details of design, access, appearance, landscaping, layout and scale for redevelopment of Winchester House identified as Blocks NW3. 1, NW3.2, NW3.3. Demolition of Winchester House and redevelopment to provide retail A1-A3 Class, D2 gym and 311 residential units, car parking, new public realm, landscaping and highway works. This reserved matters application is submitted pursuant to outline planning permission 12/00476/OUT.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council
- Four objections raising concerns around inadequate parking, no provision of an indoor market and the view that the design is poor quality.

Upon being put to the vote it was **RESOLVED** that;

- i) The Borough Solicitor be authorised to complete a Section 106 Agreement in the form of the draft Agreement for Winchester House annexed to outline permission 12/00476/OUT.
- ii) The Borough Solicitor be authorised to complete a further Section 106 Agreement, the heads of terms of which have been approved by the Head of Development Management in consultation with the Chairman.
- iii) Subject to i) and ii) above the Head of Development Management be authorised to **APPROVE** the application subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.12.13 and 31.1.14 :-

PA/102 Rev A

PLA-001 Rev 01, PLA-002 Rev 01, PLA-003 Rev 01,

PLA-201 Rev 01, PLA-202 Rev 01, PLA-203 Rev 01, PLA-501

GA/201 Rev F, GA/202 Rev B,

PLA-101 Rev 01, PLA-102 Rev 01, PLA-103 Rev 01, PLA-104 Rev 01, PLA-105 Rev 01, PLA-106 Rev 01, PLA-107 Rev 01, PLA-108 Rev 01, PLA-109 Rev 01, PLA-110 Rev 01, PLA-111 Rev 01, PLA-252 Rev 01, PLA-251 Rev 01, PLA-112 Rev 01.

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.12.2013 , 31.01.2014 and 14.04.2014:-

PA/102 Rev A

PLA-001 Rev 01, PLA-002 Rev 01, PLA-003 Rev 01,

PLA-201 Rev 01, PLA-202 Rev 01, PLA-203 Rev 01, PLA-501

GA/201 Rev F, GA/202 Rev B,

PLA-101 Rev 01, PLA-102 Rev 01, PLA-103 Rev 01, PLA-104 Rev 01, PLA-105 Rev 01,

PLA-106 Rev 01, PLA-107 Rev 01, PLA-108 Rev 01, PLA-109 Rev 01, PLA-110 Rev 01,

PLA-111 Rev 01, PLA-252 Rev 01, PLA-251 Rev 01, PLA-112 Rev 01.

SKA/103

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

03. The development shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

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

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

04. Other than demolition, no works in connection with the construction of an area of public realm or public space shall be begun until details of the areas of public realm and public space have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- a) Paving including pedestrian open spaces, paths, proposed materials and construction methods, cycle routes, car parks service yards,
- b) recycling/refuse or other storage units
- c) Layout of the public realm area
- d) Details of cycle parking.

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]

05. No construction shall take place before details have been submitted to and approved by the Local Planning Authority in writing for the ongoing management of the car parking areas to serve the development both on and off-site covering management of the entry and exit barrier control equipment, details of any CCTV system to be operated within the car parking areas and details of any shutter doors to be operated at the entrance to the car park. Once approved the details shall be implemented.

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

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

06. The development hereby permitted shall not be begun until a measured survey of the site and a plan prepared to a scale not less than 1:500 showing details of existing and intended finished ground floor levels has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the building.

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

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

07. The development hereby permitted (including site clearance and demolition) shall not be begun until: details of mitigation measures outlined in the AAe follow up Ecological Survey (13 November 2013) have been submitted to and approved by the Local Planning Authority. The approved measures shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

08. No residential unit shall be occupied until a communal door access control system incorporating audible and visual verification has been provided in accordance with details to be submitted to and approved by the Local Planning Authority. The approved control system shall thereafter be retained.

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

[Relevant Policies: CSDPD CS7)

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

(a) basement level (in accordance with the approved plans), and
(a) the Skimped Hill Lane multi-storey car park (in accordance with details which have been submitted to and approved in writing by the Local Planning Authority).
The parking shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

118. **Application 14/00206/3 Bracknell Bus Station, Station Road, Bracknell**
Refurbishment of Bracknell Bus Station to include alterations to roads, footways and circulation routes for public and passenger vehicles, replacement waiting shelters, landscaping and Real Time Information signing.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council

Upon 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 27.03.14:-

4938/009 Rev A
4938/12
4938/13
4938/14
4938/15
1438/20A
1438/23
4939/25
4938/026
4938/27
4938/28

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

03. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in constructing the development

(d) Wheel cleaning facilities

(e) Temporary portacabins and welfare for site operatives

(f) Arrangements for the operation of the bus station during the construction period

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.

REASON: In the interests of amenity and road safety.

04. The development shall not be occupied until details of public art and feature signing within the site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the first occupation of the bus station. The public art and signage shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area and the heritage of the Borough.

[Relevant Plans and Policies: BFBLP EN20; Core Strategy DPD CS7]

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

a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.

b) Details of semi-mature tree planting.

c) Comprehensive 5 year post planting maintenance schedule.

d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.

e) Other landscape features.

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]

119. **Miscellaneous Item: Government Consultation on Planning Performance**

The Head of Development Management reported that the consultation was in respect of two distinct aspects - Local Planning Authority Performance and s106 contributions in relation to affordable housing. The Head of Development Management would be preparing a response to the consultation on behalf of the Council in consultation with the Executive Member for Planning and Transportation.

It was **RESOLVED** that Members noted the content of the consultation and agreed that a response be prepared by the Head of Development Management in consultation with the Executive Member for Planning and Transportation.

120. **Date of Next Meeting**

29 May 2014

CHAIRMAN