

**PLANNING COMMITTEE
17 JULY 2014
7.30 - 9.15 PM**



Present:

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

Also Present:

Councillors Mrs Hayes and Turrell

Apologies for absence were received from:

Councillors Mrs Angell, Leake and Worrall

19. **Minutes**

RESOLVED that the minutes of the Committee held on 19 June 2014 be agreed as a correct record and signed by the Chairman.

20. **Declarations of Interest**

There were no declarations of interest.

21. **Urgent Items of Business**

There were no items of urgent business.

22. **Application 13/01071/FUL The Coach House, Coronation Road, Ascot**

Erection of four bedroom detached house following demolition of existing dwelling and outbuildings.

A site visit was held on Saturday 12 July 2014 which was attended by Councillors Angell, Mrs Angell, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Mrs Phillips, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- One letter of objection which raised concerns around the proposed development leading to overdevelopment and leading to the detriment to the character and amenities of the area. In addition, concern around the loss of trees was expressed.
- Three letters of support supporting the proposed development as submitted.

Members expressed concern around the impact the proposed development would have on the trees on the plot and in the surrounding area. It was clear that the trees made a significant and beneficial contribution to the street scene of this locality. Members also expressed concern around the siting, scale, height and massing of the proposed development.

Upon being put to the vote it was **RESOLVED** that the application be **REFUSED** for the following reasons:-

01. By reason of the siting, scale, height, mass bulk the proposed development would result in an unduly prominent and cramped form of development out of keeping with the surrounding pattern and form of development to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Bracknell Forest Borough Local Plan Saved policy EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework.

02. The proposed development will require the removal of trees and also adversely affect the health and possible survival of other trees protected by a Tree Preservation Order (1066), which make a significant contribution to the landscape character and visual appearance of the area. As such, the proposals would be contrary to BFBLP Saved policies EN1 and EN20 and Core Strategy Development Plan Policy CS7 and National Planning Policy Framework.

23. **Application 13/01072/OUT Farley Hall, London Road, Binfield**

Outline application for erection of 67 no. two bedroom and 6 no. 1 bedroom apartments in 2 no. four storey blocks together with revised vehicular access on to London Road, parking and landscaping following demolition of existing building.

A site visit was held on Saturday 12 July 2014 which was attended by Councillors Angell, Mrs Angell, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Mrs Phillips, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Binfield Parish Council.
- Letters of objection received from seven addresses raising concerns around; mature trees being damaged or removed, loss of privacy to Foxhollow Lodge and other adjoining properties, noise and disturbance and loss of light to adjoining properties. In addition, additional pressure on infrastructure, destruction of healthy wildlife and associated habitat, increase in traffic and on-site parking being inadequate.

The Committee noted that condition 30 had been amended further following the publication of the supplementary report. The last sentence of this amended condition needed to be deleted.

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. Open space and recreation
 - Built Sports facilities
 - Primary and Nursery Educational Facilities
 - Secondary Education
 - Libraries
 - Community Facilities
 - Youth Facilities
 - Off site Highway Works
 - Thames Basin Heaths SPA

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

01. Approval of the details of the appearance of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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

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

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

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

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

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

1203/Pln/101 (Rev J) - Site Layout Showing Ancient Woodland dated 24.06.14

1203/Pln/1001/RevA - Site Layout dated 07.07.14

1203/Pln/1002 - Western Block Ground Floor Plan dated 16.06.14

1203/Pln/1003 - Western Block First Floor Plan dated 16.06.14

1203/Pln/1004 - Western Block Second Floor Plan dated 16.06.14

1203/Pln/1005 - Western Block Third Floor Plan dated 16.06.14

1203/Pln/1006 - Eastern Block Ground Floor Plan dated 16.06.14

1203/Pln/1007 - Eastern Block First Floor Plan dated 16.06.14

1203/Pln/1008 - Eastern Block Second Floor Plan dated 16.06.14

1203/Pln/1009 - Eastern Block Third Floor Plan dated 16.06.14

1203/Pln/1014 - Cycle Store Plans and Elevations 16.06.14

1203/Pln/1015 - Bin/Cycle Store Plans and Elevations 16.06.14

1203/Pln/1016 - Site Layout Highways Information Plan 16.06.14

Ecology Solutions- Note on Iterative Ancient Woodland Management Prescriptions dated 16.06.14

13011-02-E Existing and Proposed Highways Drawing dated 17.04.14

Drainage Strategy Part 1 dated 23.12.13

Drainage Strategy Part 2 dated 23.12.13

Drainage Strategy Part 3 dated 23.12.13

Drainage Strategy Part 4 dated 23.12.13
130111-03 RPA Incursion Areas dated 17.04.14
130111-05 RPA Incursion Cross Section dated 17.04.14
SJA TPP 12056-03A/A Amended Tree Protection Plan dated 17.04.14

Amended Allen Pyke Note dated 17.04.14
Arboricultural Method Statement dated 17.04.14
Farley Hall Viability Update dated 29.04.14
13-038-02 Surface Water Drainage dated 01.07.14
13-038-03 Foul Water Drainage dated 01.07.14
2421-LA-0E Hard Landscaping dated 07.07.14
2421-LP-01C Landscaping Strategy dated 07.07.14
2421-PP-01D Planting Proposal dated 07.07.14

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

05. 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 ensure that the flats including communal landscaped areas are accessible to all. The scheme should include measures to ensure that:-

- (a) The approaches and entrances are accessible to disabled people, including wheelchair users;
- (b) Areas normally used by visitors (e.g. Halls, WC's, living rooms) are accessible to disabled people, including wheelchair users;
- (c) Where they comprise more than one storey or level, they are designed internally for easy movement and are amenable to modification, if necessary, for persons of limited mobility.

The measures included in the approved scheme shall be implemented prior to the first occupation of any dwelling that they relate to.

REASON: In order to ensure that accessible housing is provided in accordance with the planning policies for the area.

[Relevant Policies: BFBLP H14 and EN22]

06. 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]

07. 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 and CSDPD CS1 and CS7]

08. The development (including site clearance and demolition) shall not be begun until a wildlife protection plan for construction has been submitted to and approved in writing by the local planning authority. The plan shall include:

- i) an appropriate scale plan showing where construction activities are restricted and protective measures
- ii) details of protective measures to avoid impacts during construction
- iii) a timetable to show phasing of construction activities

iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

09. Neither the development, nor any part thereof shall be occupied until an ancient woodland management plan, to include buffers and new planting, has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management
- v) appropriate management options including location and method statements
- vi) prescriptions for management actions
- vii) preparation of a work schedule indicating the timing of works
- viii) personnel responsible for implementation of the plan
- ix) monitoring and remedial measures triggered by monitoring

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, 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 visual amenity.

[Relevant Policies: BFBLP EN15, EN20 and EN25]

11. If more than 2 years elapse between the previous protected species (badgers, bats) survey and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. 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.

12. 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]

13. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried

out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes.

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

[Relevant Policy: Core Strategy DPD CS10]

14. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:-

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%).

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

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

[Relevant Plans and Policies: CSDPD Policy CS12]

15. The development hereby permitted shall not be begun 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.

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 the 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 its 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 development shall be built in accordance with the drainage details as approved.

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

16. No development shall take place until:-

(a) the Local Planning Authority has approved in writing a scheme (including a 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, EN7]

17. The internal road layout including the access onto London Road shall be either adopted or built to an adoptable standard to allow refuse vehicles access to the site in-order to carryout satisfactory waste collection.

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

[Relevant Policy: BWLP WLP6]

18. The development hereby permitted (including any demolition and durations of all phases through out the development) 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 and duration of each noise phase(s)
- (ii) control of dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations (if required)
- (v) construction and demolition working hours
- (vi) hours during the construction, piling and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- (vii) Any proposed noise and dust monitoring schemes
- (viii) a 24 hour phone number a personal that can be contact if the noise or dust becomes a problem.

Site managers should implement the approved Working method statement which shall include noise control procedures and duration with respect to any construction and piling works being carried out on the site.

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

19. No flats shall be occupied until the existing accesses to the site are closed and the footways/verges are reinstated in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the reinstatement shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

20. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

21. No flats shall be occupied until a means of access for pedestrians and/or 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/or pedestrians.

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

22. No flats shall be occupied until the associated vehicle parking and turning space has been surfaced, drained and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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

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

23. No development shall take place until
- (a) details of the location of visitor car parking spaces, and
 - (b) details of the signing for the spaces
- have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage 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, Core Strategy DPD CS23]
24. 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. The building shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained. REASON: In the interests of accessibility of the development to cyclists.
- [Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
25. No gates shall be provided at the vehicular access to the site.
- REASON: In the interests of highway safety.
- [Relevant Policies: Core Strategy DPD CS23]
26. 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:-
- Site access onto London Road, relocating bus layby and closing up existing accesses.
- The development shall not be occupied 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]
27. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site 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 (e) above without the prior written permission of the Local Planning Authority.
- REASON: In the interests of amenity and road safety.
28. No development shall take place until all outstanding details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.
- REASON: In the interests of the visual amenities of the area.
- [Relevant Plans and Policies: BFBLP EN2 and EN20, CSDPD CS7]
29. 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 (1st October to 31st March inclusive) to the completion of the

development or prior to the occupation of any part of the approved development, whichever is sooner. All approved 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: BSP DP5, BFBLP EN2 and EN20, CSDPD CS7]

30. All trees shown to be retained and protected on the Tree Protection Plan (drawing number SJA TPP 12056-03) dated 17.04.14 shall be protected during the course of demolition and construction works in accordance with drawing no. SJA TPP 12056-03; and the methodology set out in the Arboricultural Method Statement dated 17.04.14 and shall thereafter be retained.

REASON: In the interests safeguarding visual amenity.

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

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

- (i) any trees to be felled have been surveyed for the presence of bats, and
- (ii) the 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 the relocation of bats has been achieved in accordance with proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

**24. Application 14/00386/FUL Inglemere House, 58 Waterloo Road, Crowthorne
Erection of 3 no. 4 bed dwellings following demolition of existing former
residential care home with 1 no. 1 bed flat.**

A site visit was held on Saturday 12 July 2014 which was attended by Councillors Angell, Mrs Angell, Brossard, Davison, Dudley, Finnie, Gbadebo, Heydon, Mrs Phillips, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Crowthorne Parish Council.
- Six letters of objection raising concerns that the proposed development would lead to overdevelopment, be out of keeping with the character of the area and overbearing. There would be a loss of privacy, overlooking, insufficient on-site parking and increased traffic and noise.

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. Open space and outdoor recreation facilities
Primary Education
Secondary Education
Thames Basin Heath SPA

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

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

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:

Drg no 14-P995-01 Rev C received by the Local Planning Authority on 10.07.201
Drg no 14-P995-02 Rev A received by the Local Planning Authority on 23.05.2014
Drg no 14-P995-03 Rev B received by the Local Planning Authority on 23.05.2014
Drg no 14-P995-04 Rev B received by the Local Planning Authority on 23.05.2014

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

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

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:

- 1) a scheme depicting hard and soft landscaping and
- 2) a three year post planting maintenance scheme

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.

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

replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

05. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

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

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

06. The 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 unless the Local Planning Authority gives prior written consent to any variation.

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

[Relevant Policy: Core Strategy DPD CS10]

07. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes.

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

[Relevant Policy: Core Strategy DPD CS10]

08. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

09. 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]

10. The dwellings shall not 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 carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway 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]

11. No dwelling shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of 5m measured from the back edge of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

12. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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

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

13. 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]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

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

(b) Loading and unloading of plant and vehicles

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

(d) Wheel cleaning facilities

(e) Temporary portacabins and welfare for site 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 (e) above.

REASON: In the interests of amenity and road safety.

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

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

17. The first floor window in the east and west elevations serving the bathrooms of the dwellings shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.

REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]

18. No development shall take place until details showing the slab level of the buildings in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved drawing.

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

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

19. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the building approved in this permission.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

20. The demolition shall not be begun until a scheme for the provision of biodiversity enhancements including a plan or drawing showing the location of these enhancements, 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]

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site.

Reason: In the interests of visual amenity.

[Relevant Policies: BFBLP EN15, EN20 and EN25]

22. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat 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. Any required mitigation measures shall be carried out as approved.

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

[Relevant Policies: BFBLP EN15, EN20 and EN25]

23. No demolition or construction work shall take place outside the hours of 08:00 hours and 18:00 hours Monday to Friday; 08:00 hours and 13:00 hours Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: BFBLP EN25]

24. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows, groups of mature shrubs and structural planting areas to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works

- hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

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.

25. The protective fencing and other protection measures specified by condition 24 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

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

In addition to the protection measures specified above,

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

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.

26. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

27.No development shall commence until:

(i) a site layout plan of showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works

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

Details of the site layout plan shall include: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

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

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

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

25. Date of Next Meeting

21 August 2014

The Committee agreed that the Planning Committee scheduled on 26 March 2015 be rescheduled to take place on 2 April 2015.

CHAIRMAN