

Unrestricted Report

ITEM NO: 11

Application No.
14/01335/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
24 December 2014

Target Decision Date:
18 February 2015

Site Address:

**Mayfield Light Industrial Estate Hatchet Lane
Winkfield Windsor Berkshire**

Proposal:

**Erection of 7 No. 5 bed detached dwellings and garages, following
demolition of existing buildings
(This application is a resubmission of planning permission
13/00242/FUL creating an amendment to the site boundary and Plot
1).**

Applicant:

Bloor Homes

Agent:

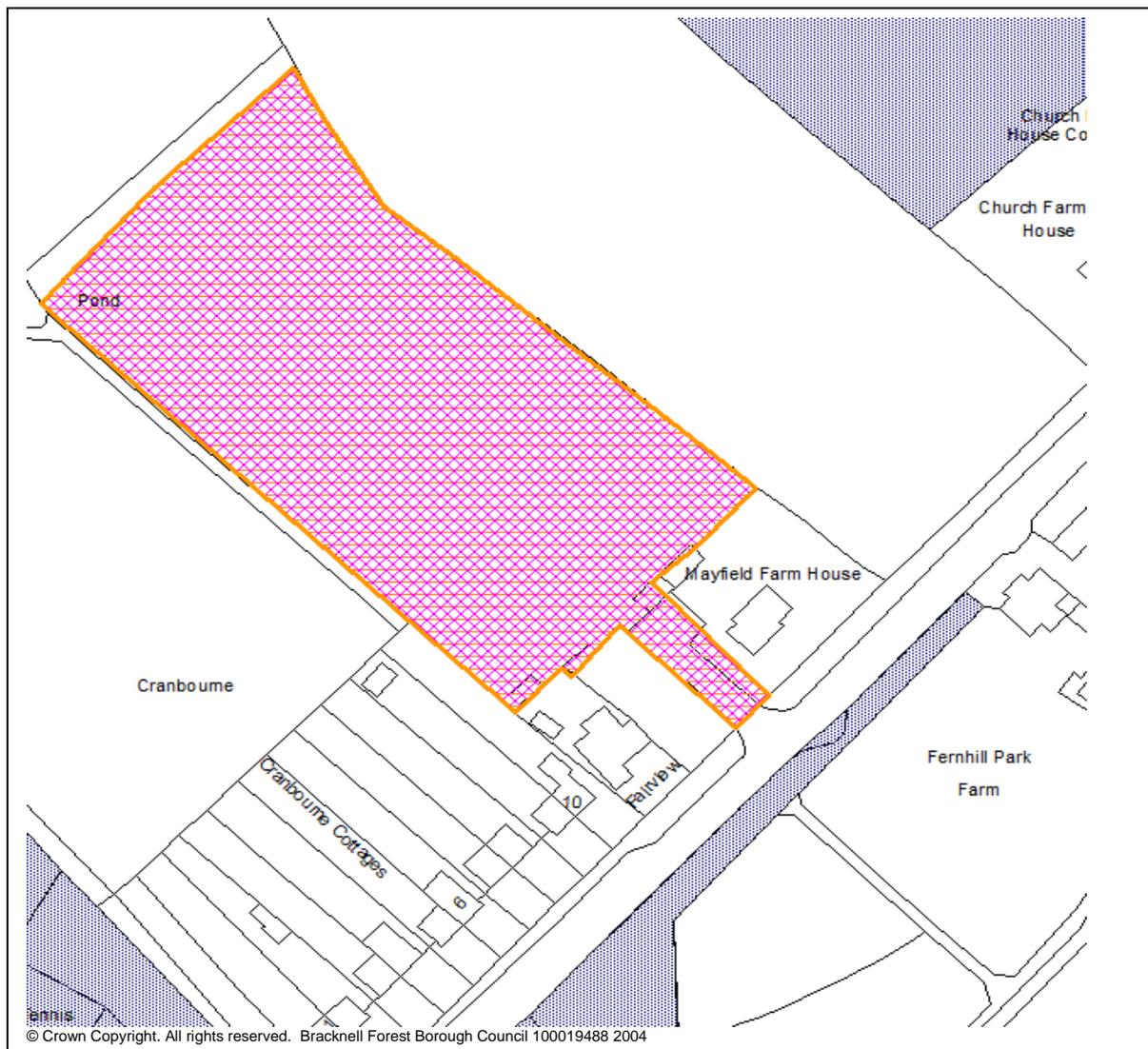
Mr Douglas Bond

Case Officer:

Paul Corbett, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. REASON FOR REPORTING APPLICATION TO COMMITTEE

This application is reported to the Planning Committee at the request Head of Development Management.

2. SITE DESCRIPTION

The application site is located approximately 6 km north east of Bracknell and is set within the Green Belt as shown on the Bracknell Forest Borough Policies Map.

The former Mayfield Light Industrial Estate is accessed from Hatchet Lane and the site previously consisted of numerous single storey buildings utilised for various B1/B8 uses. These buildings have since been demolished with exception of one small block positioned on the boundary with Mayfield Farm House.

To the south of the site are a row of residential properties and to the east are Fernhill Farm and Fernhill Park Farm.

The site is located on fairly flat land with a slight gradient (approximately 1 in 45) falling from the high point along the south east boundary and the low point towards the north west of the site.

The site is rectangular in shape (approximately 165 x 65 m) running south-east to north-west from Hatchet Lane.

There is a small water course running along the north-west boundary of the site. This is currently part of the highway drainage network and is connected to the drainage gullies on Hatchet Lane via drains along the perimeter of the site.

3. RELEVANT SITE HISTORY

The Planning Committee of 23 May 2013 approved 7no. detached dwellings on the basis that the proposed housing sufficiently out weighed the harm created by the existing unneighbourly commercial activities at the site.

Prior to this, the site had a relatively long and complex history comprising many refusals. The most relevant and material decision was that of the 2008 Enforcement Appeal Decision.

Appeal Ref: APP/R0335/C/07/2040047 LPA Ref: 07/00031/ENF
Mayfield Light Industrial Estate, Hatchet Lane, Winkfield SL4 2EG
Decision dated 14 April 2008 Part Upheld/ Part Dismissed

4. THE PROPOSAL

This revised proposal comprises the erection of 7no. 5 bedroom detached dwellings and garages and access off Hatchet Lane which is identical to that previously approved (13/00242/FUL) by the Planning Committee of 23 May 2013 with the exception of Plot 1 which is reduced in scale due an amendment to the site red line.

The site area is 0.879 ha and this proposal would yield a housing density of 13 dph.

The proposed residential floor areas (includes garages) amounts to 2,544 sqm

5. REPRESENTATIONS RECEIVED

No representations have been received.

6. SUMMARY OF CONSULTATION RESPONSES

Thames Water

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Informatives are suggested in respect of surface water drainage, ground water discharge and water supply.

Landscape Officer

No objection subject to conditions.

Environmental Health and Safety

No objection subject to conditions.

Waste & Recycling Manager

No objection.

Transportation Officer

No objection

Drainage Engineer

No objection subject to conditions and the securing of the 4m easement by a legal agreement.

Winkfield Parish Council

No objection

Berkshire Archaeology

No objection

7. DEVELOPMENT PLAN

The Development Plan for this Borough includes the following:

Core Strategy (CSDPD) (February 2008)

Site Allocations Local Plan (SALP) (July 2013)

Policy NRM6 of the South East Plan (SEP) (May 2009)

Bracknell Forest Borough Local Plan (BFBLP) (January 2002) (saved policies)

Bracknell Forest Borough Policies Map 2013

8. PRINCIPLE OF DEVELOPMENT

The principle of development was established by the Planning Committee's approval of 23 May 2013 for the previous proposal of no. 7 detached dwellings on the basis that any harm to the openness of the Green Belt was out weighed by very special circumstances i.e. the removal of existing unneighbourly commercial activities on a site comprising previously developed land (PDL) within the Green Belt.

This is consistent with the provisions of paragraph 88 of the NPPF which states - When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances'

will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Whilst the previous approval of 7no. detached dwellings has been implemented, the applicant has not been able to build plot 1 as approved, as a third party has retained ownership of one of the buildings and land preventing the applicant from demolishing all of the buildings as required under planning permission 13/00242/FUL. This has resulted in the applicant needing to amend the previously approved boundary and dwelling on plot 1. A new application is required as the site has been reduced and the application boundary, as delineated by the red line has had to be varied.

The commercial building that remains on the permitted site (comprises units 20, 21A and 21B as marked on the Annex A Notice plan (page 17 of the 2008 appeal decision) which has lawful use for B1 (Business) and B8 (storage) purposes. The grant of planning permission 13/00242/FUL sought to trade off the existing buildings and also resulted in a change of use of the whole site within the red line from commercial B1/B8 uses to residential. However the retained buildings now excluded from the site red line still benefit from their previous lawful B1/B8 use and therefore the buildings could continue to be used as such. However the functionality of these buildings would be limited as they would not have any parking provision and are flanked by two residential properties on both sides which would mean the owner could only create a point of access within the elevation fronting the access road to the new development.

Up to date land registry title checks (BK380175, BK460637) clearly show that part of the retained building (21B) is within the applicant's ownership and therefore can be demolished by the applicant thus avoiding conflict with the approved widened vehicle and pedestrian access into the site. This would however still result in two thirds of the building (units 20 & 21A) remaining on the site.

In terms of relevant Green Belt policies, namely CSDPD Policy CS9 and BFBLP 'saved' Policy GB1, together with paragraph 89 of the NPPF, the proposed development is considered to have a lesser impact than the previously approved scheme. Given the Planning Committee's previous acceptance of the change of use of a light industrial use to residential with 7 detached dwellings together with the facts that the site area is slightly reduced and the proposed dwelling on plot 1 is now smaller in terms of scale and mass, it is considered that the proposal will have slightly less impact on the openness of the Green Belt.

In conclusion, the proposal is considered acceptable in principle, in view of the fact that the partially implemented consent is a material consideration and the amendment is 'appropriate' when considered in the context of the existing scheme and CSDPD Policy CS9, BFBLP 'saved' Policy GB1 and paragraph 89 of the NPPF.

9. IMPACT ON CHARACTER AND APPEARANCE OF AREA

CSDPD Policy CS1 (viii) seeks to protect the character and quality of local landscapes and the wider countryside. Policy CS9 also refers to the character, appearance or function of the land. Policy CS7 states that development will be permitted which builds upon the local character of the area, provides safe communities and enhances the local landscape where possible. BFBLP 'Saved' Policy EN20 states that development should be in sympathy with the appearance and character of the local area. Saved Policy EN1 of the BFBLP seeks to retain trees and hedgerow which are important to the character and appearance of the townscape and act as green links between open spaces. These policies are consistent with the objectives set out within the NPPF. All of these are cross-cutting policies in relation to (intrinsic) character of the countryside,

which are also consistent with the NPPF, para 17(5) and therefore weight can be attached to them in relation to character considerations.

The minor change in the application site (area outlined in red), and the amendment to the dwelling on Plot 1 are not likely to impact on the countryside in a detrimental manner. The remainder of the development shown on the plans submitted with this application is as already approved and being built.

Revised plot 1 will result in slight reduction in the width of the plot. The plot would still be comparable in size with others in the wider development scheme and it would be entirely appropriate in relation to the siting and footprint of the dwelling.

The new layout would result in the dwellings on Plots 1 and 2 being sited closer to one another than in the approved scheme, albeit they would still be separated by 2m, involving two blank, flank walls.

The proposed dwellings in terms of their scale, height, mass, bulk and siting remain as previously considered acceptable with the exception of plot 1. The amendments to plot 1 are considered to be acceptable.

In conclusion, it is considered that the proposal accords with the principles of Core Strategy Policies CS1, CS7 and CS9, 'Saved' BFBLP Policies EN1 and EN20 and the NPPF.

10. RESIDENTIAL AMENITY

BFBLP 'Saved' Policy EN20 (Design) refers to the need to not adversely affect the amenity of the surrounding properties and adjoining areas. In addition to this, part of the requirement for a development to provide a satisfactory design as stated in BFBLP 'Saved' Policy EN20 and CSDPD Policy CS7, is for the development to be sympathetic to the visual amenity of neighbouring properties through its design implications. This is considered to be consistent with the general design principles laid out in paras. 56 to 66 of the NPPF.

The new layout would result in the dwellings on Plots 1 and 2 being sited closer to one another than in the previously approved scheme, albeit they would still be separated by 2m, involving two blank, flank walls. The amended scheme is considered acceptable, both visually and in terms of residential amenity. Similar distant separations exist elsewhere within the development.

Given the retained building could still be lawfully used as B1/B8 it was necessary to ask the applicant as how any potential impacts of such a use could be mitigated in respect of unneighbourly impacts upon the amenities of the future occupiers of Plot 1 in order to comply with BFBLP 'Saved' Policy EN25 (Noise) which seeks to avoid development which would generate unacceptable levels of noise and other environmental effects. The applicant has indicated that a brick wall 1.8m high would be the preferred form of boundary treatment that would be erected with an offset distance of 0.75m from the retained building to safeguard the amenities of the future occupants of plot 1. It is considered that such a boundary treatment would not be dissimilar to the existing walled enclosure around Mayfield Farm House and thus would be sufficient to safeguard the amenities of any future occupiers. This could also be softened with soft landscaping. It is recommended these matters are secured by condition.

It is considered on balance that the revised siting of plot 1 relative to plot 2 and the retained building would pose little or no adverse impacts on the amenities of future

residents and it is therefore considered to comply with CSDPD Policy CS7, BFBLP, 'Saved' Policy EN20, EN25 and the NPPF.

11. TRANSPORT IMPLICATIONS

CSDPD Policy CS23 states that the Local Planning Authority (LPA) will seek to reduce the need to travel and increase the safety of travel, while simultaneously promoting alternative modes of travel. 'Saved' Policies M4 and M9 of the BFBLP ensure that development provides satisfactory highway measures and parking provision. To supplement this policy, the LPA's Parking Standards SPD sets out the advised levels and size of parking spaces for residential dwellings. The NPPF allows for LPAs to set their own parking standards for residential development. The quoted policies are considered to be consistent with the NPPF.

The proposed vehicular and pedestrian access into the site is still considered to be achievable following up to date land registry checks which clearly shows that the applicant owns the land required to provide the access into the site.

The proposed parking provision for this scheme adheres to the Council's Car Parking Standards.

A new S106 will be required to secure the adoption of the road and potential sustainable drainage outfall.

For the reasons given above the proposal is considered to be in accordance with 'Saved' Policies M4 and M9 of the BFBLP, Policy CS23 of the Core Strategy DPD and the NPPF. It also accords with the Parking Standards SPD.

12. ACCESSIBILITY

BFBLP 'Saved' Policy EN22, H14, M7 and CSDPD Policy CS7 states that the LPA will ensure that new development provides convenient access, parking space and facilities for people with disabilities. These policies are considered to be consistent with the NPPF which states that LPA's should take into account the accessibility of the development.

Given the proposal will need to comply with Part M of the Building Regulations with respect to access to and within the building as well as general access arrangements, it is therefore considered that the proposal would comply with the requirements of the Development Plan and the NPPF.

13. TREES AND LANDSCAPING IMPLICATIONS

BFBLP 'Saved' Policies EN1 and EN2 state that the LPA will seek to protect tree and hedgerow cover. This is also supported by CSDPD Policy CS1 which seeks to protect the character of the local landscape. These policies are considered to be consistent with the NPPF section 11 which encourages LPA's to conserve and enhance the natural environment by protecting and enhancing valued landscapes.

The applicant previously submitted soft landscaping details which have already been approved under application 13/00242/FUL.

There are therefore no landscaping implications from this amendment to planning permission 13/00242/FUL.

The proposal is therefore considered to comply with 'Saved' BFBLP Policy EN1 which make an important visual contribution to the area overall. Therefore, subject to conditions, the proposal would comply with the relevant policies quoted and the NPPF.

14. BIODIVERSITY IMPLICATIONS

CSDPD Policy CS1 seeks to protect and enhance biodiversity and Policy CS7 seeks to enhance and promote biodiversity. This is considered to be consistent with the NPPF which states that planning should contribute to "minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."

The supporting report is considered sufficient to demonstrate how this proposal will minimise its impacts on biodiversity.

The Biodiversity Officer supports this proposal subject to the imposition of a number of conditions such to secure a scheme for the provision of bird and bat boxes (and other biodiversity enhancements) which would protect and enhance the wildlife value of the development. Subject to conditions the proposal would comply with the quoted policies and the NPPF.

The buildings have now been demolished with the exception of 1 building (Units 20, 20A, & 20B) however these building were considered to have a low probability of providing any realistic roosting opportunities for bats.

As such, the development is considered to comply with Policies EN3 and EN20 of the Bracknell Forest Borough Local Plan and Policies CS1 and CS7 of the Core Strategy Development Plan Document

15. ARCHAEOLOGICAL IMPLICATIONS

Paragraph 126 of the NPPF states that local policies should support heritage assets most as risk and buried archaeology certainly falls into that category.

The applicant previously submitted a desk-based heritage assessment, prepared by Thames Valley Archaeological Services (report ref: 12/124, dated August 2012), in support of the previous application 13/00242/FUL. As a result of the conclusions of the assessment, the application area has already been subject to exploratory archaeological investigation which has established that the site has a limited potential for buried archaeological remains.

There are therefore no archaeological implications from this amendment to planning permission 13/00242/FUL and no further action is required as regards the buried archaeological heritage.

16. DRAINAGE

CSDPD Policy CS10 seeks to secure the use of sustainable drainage systems in the management of surface water run-off which is considered to be consistent with the NPPF (para. 103) which states that new development should ensure that risks from flooding can be managed through suitable adaptation measures, including through the planning of green infrastructure and the use of sustainable drainage systems to reduce the causes and impacts of flooding.

The Drainage Engineer is satisfied that the applicants have demonstrated that in principle the surface water drainage and foul water drainage can be achieved onsite without the need to impact upon the overall layout proposed. An easement of 4m will need to be secured between plots 4 and 5 to ensure the Council can adopt the surface water pipeline which will be formally secured by means of a S106 Legal Agreement to ensure the applicant ensures any successors in title are aware of the requirement for this strip of land to be kept clear of any obstructions.

17. SUSTAINABILITY AND ENERGY DEMAND

CSDPD Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, i.e. Code for Sustainable Homes Level 3. This is considered to be consistent with the NPPF. Formal assessment of dwellings against the Code for Sustainable Homes must be carried out by an accredited assessor (accredited by BRE). The assessment has several stages: Pre-assessment Estimator, Design Stage Assessment, and Post Construction Review. All stages should be covered, and the assessments submitted to the Council. A Sustainability Statement has been provided demonstrating that the development as a whole is likely to meet with Code for Sustainable Homes Level 3.

CSDPD Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how the development's potential carbon dioxide emissions will be reduced by at least 10% and how 20% of the development's energy requirements will be met from on-site renewable energy generation. This is considered to be consistent with the NPPF.

The applicant has submitted an Energy Statement demonstrating that they would more than meet with the 10% reduction in carbon emissions. As for generating 20% of the development's energy demand through the implementation of renewables the applicant has stated that they can't make the 20%. Going on the applicant's approach of a far greater initial reduction in carbon emissions, a lesser energy demand offset would be accepted however the applicant has not confirmed which technology they would implement. It is therefore considered this can be secured by condition.

Subject to conditions the proposal would comply with the requirements of CSDPD Policies are CS10 and CS12 and the NPPF.

18. WASTE AND RECYCLING ISSUES

Any new residential development needs to provide a bin collection point within 25m of the highway with a carry distance for residents not exceeding 30m. Given this site will result in more than 6 dwellings the Council will seek to adopt either all or a proportion of the site access road to facilitate the servicing of this site by a 10m refuse vehicle and therefore there is no reason why the carry distances could not be achieved.

The houses are shown to be designed such that up to three wheeled bins can easily stored away from the street scene usually by providing a gate or similar to enable owner/occupiers to store the bins within their rear garden.

The proposed layout does not currently identify a collection point at the furthest point of the part of the road that would be adopted to facilitate kerbside waste and recycling collections. However this matter could easily be addressed by the imposition of a condition to secure the necessary details.

19. THAMES BASIN HEATHS SPECIAL PROTECTION AREA (SPA)

The application site is outside the Thames Basin Heaths Special Protection Area (SPA) 5km buffer. Therefore the net increase of 7no. residential dwellings does not trigger any SPA mitigation or raise any concerns with regards to the SPA.

20. PLANNING OBLIGATIONS

Bracknell Forest Council at its Council meeting of 25 February 2015 agreed to commence charging for its Community Infrastructure Levy (CIL) on 6th April 2015. If this planning application is determined on or after 6th April 2015 it may be liable to pay the Levy.

The applicant has already secured and paid to the LPA the following mitigating contributions via S106 legal agreement signed on 20 September 2013 upon commencement of the development under planning permission 13/00242/FUL. This secured the following:

- (i) An Open Space and recreation contribution
- (ii) A built sports contribution
- (iii) Primary educational facilities
- (iii) Dedication of the access as public highway including land easement for surface water drainage

If the committee is minded to approve the application the applicant will need to secure a new S106 legal agreement to link it to the previous development which has been implemented. However if the S106 legal agreement is not completed by 2 April 2015 so that a decision can be issued the application will then be liable to CIL.

It is considered that the obligations in the S106 are necessary to make the development acceptable in planning terms and are directly, fairly and reasonably related to the proposed development and are therefore consistent with Policy CS6 of the CSDPD and the NPPF.

21. CONCLUSIONS

This proposal relates to a former industrial site on land considered to form previously developed land (PDL) upon which the Council found that very special circumstances did exist when the previous planning application 13/00242/FUL came before the planning committee to allow the site to be redeveloped for 7no. residential properties in 2013.

The proposed development is considered to have a lesser impact when compared with that of the previously approved scheme by reason of a smaller dwelling now been proposed to be created on plot 1. Given the planning committee's previous acceptance of the change of use of a light industrial use at the site to a residential development and the fact that this proposal is smaller in respect of plot 1 there is no identifiable harm between what was previously approved and this revised scheme. The only exception relates to the retained building between plot 1 and the existing Mayfield Farm House. However the retained building would pose little or no adverse impacts on the amenities of future residents of the development.

The proposal is therefore considered to be in accordance with the Development Plan policies and the NPPF.

The development proposal is therefore recommended for approval subject to conditions and completion of a S106 legal agreement.

RECOMMENDATION

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

01. (i) An Open Space and recreation contribution
- (ii) A built sports contribution
- (iii) Primary educational facilities
- (iii) Dedication of the access as public highway including land easement for surface water drainage

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:

SO088-SLP-01 Rev A - Location Plan received 24.12.14

DWG No. 101P - Site Layout received 20.03.15

DWG No. 102/COMP Plot 1 Comparison with original approved floor plan received 24.12.14

DWG No. 103/COMP Plot 1 Comparison with original approved elevation received 24.12.14

DWG No.102C Plot 1 - Floor plans received 24.12.14

DWG No.103A Plot 1 - Elevations received 24.12.14

DWG No.104A Plot 2 - Floor plans received 24.12.14

DWG No.105 Plot 2 - Elevations received 24.12.14

DWG No.106B Plot 3 - Floor plans received 24.12.14

DWG No.107A Plot 3 - Elevations received 24.12.14

DWG No.108A Plot 4 - Floor plans received 24.12.14

DWG No.109 Plot 4 - Elevations received 24.12.14

DWG No.110A Plot 5 - Floor plans received 24.12.14

DWG No.111 Plot 5 - Elevations received 24.12.14

DWG No.112A Plot 6 - Floor plans received 24.12.14

DWG No.113 Plot 6 - Elevations received 24.12.14

DWG No.114A Plot 7 - Floor plans received 24.12.14

DWG No.115 Plot 7 - Elevations received 24.12.14

DWG No.116 Garage Elevations received 24.12.14

DWG No.150d Street Scene Elevations received 24.12.14

Transport Statement (FMW Consultancy Ltd) March 2013

Flood Risk Assessment (FMW Consultancy Ltd) Revised March 2013

Sustainability Statement 15 March 2013

Phase 1 Ecology Survey (M&R Ecology LLP) July 2012

Information approved under reference 14/00029/COND (Planning permission 13/00242/FUL)

Condition 05 (Floor Levels)

- SO088-SL-001-Finished Floor Levels and Ridge Heights received

- 4941-02C Proposed Levels

Condition 06 (Landscaping)

- L14 Landscape Proposals Plan by David Williams Consultancy

- 3 Year Post Planting Management/ Maintenance Schedule (July 2013)
 - Dwg.No.4941.40 Rev.B Hard landscaping Plan by MJA Consulting
 - Condition 08 (Scheme of Works enclosures)
 - 4941.40 revB External Works Layout by MJA Consulting
 - Close Boarded Fence Det/ENC/01
 - Post and Rail Fence Det/ENC/13
 - Timber Garden Gate Det/ENC/14
 - Condition 10 (External Lighting)
 - 4941.40 Rev.B External Works Layout by MJA Consulting
 - 4941-500C Section 38 layout
 - 4941-01D Engineering Layout
 - Condition 11 (archaeological works)
 - Project specification for an archaeological evaluation (12e223ev) dated 18th February 2014 received 01.07.14
 - Archaeological Evaluation Report (MEW 12/124) dated May 2014 received 01.07.14
 - Condition 15 (waste reduction)
 - Environmental Procedures/Waste Management, Pollution Control and Site Waste Management.
 - Condition 20 (Site Organisation)
 - Compound and Traffic Management Plan - SO088/COMP/001 Rev B received 03.07.14
 - Condition 21 (Sustainable Drainage)
 - Suds management & maintenance plan by MJA Consulting Ref 14/0058/4941 dated 28 Jan 2014
 - 4941-01D Engineering Layout
 - 4941-02C Proposed Levels
 - 4941-20C Road Details
 - 4941-21C Highway Drains
 - 4941-23 HIGHWAY DETAILS
 - 4941-500C Section 38 layout
 - 4941-502 Section 38 Site Drawing
 - Condition 22 (Sewage disposal)
 - 4941-01D Engineering Layout by MJA Consulting
 - Information approved under reference 14/00039/COND (Planning permission 13/00242/FUL)
 - Condition 04 (Materials)
 - Agents Email received 23.06.14 Re: Materials
 - Bloors Materials schedule (Rev C) dated 29-May-14 and samples submitted
 - Condition 12 (Sustainability Statement)
 - Energy Statement received 01.02.14
 - Condition 13 (code level 3 for sustainable homes)
 - Energy Statement received 01.02.14
 - Condition 14 (energy demand assessment)
 - Energy Statement received 01.02.14
 - Condition 16 (access)
 - 4941-01D Engineering Layout
 - 4941-02C Proposed Levels
 - 4941-20C Road Details
 - 4941-23 HIGHWAY DETAILS
 - 4941-500C Section 38 layout
 - 4941-502 Section 38 Site Drawing
- REASON: To ensure that the development is carried out only as approved by the local Planning Authority.

03. At no time shall the accommodation provided in the seven dwellings hereby approved be altered so that any such dwellings shall comprise more than 5 bedrooms each.
REASON: To prevent an over-development of the site and to ensure adequate parking is always available.
[Relevant Policy: BFBLP M9]
04. The development shall be carried out in accordance with the approved materials to be used in the construction of the external surfaces of the development
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
05. The development hereby permitted shall be constructed in accordance with the approved finished floor levels and ridge heights of the buildings.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
06. The development shall be implemented in accordance with the approved hard and soft landscaping scheme.
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 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]
07. 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. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.
REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
08. Notwithstanding the information shown on the approved drawings within 3 months of the grant of planning permission details of a scheme of walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs on the boundaries of the site and to safeguard the amenities of the occupants on plot 1 from the uses that could operate in the retained building adjacent to plot 1.

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

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
REASON: The site is located within the Greenbelt where there is a presumption against development.
[Relevant Policies: BFBLP EN1, CSDPD CS7]
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. The development shall only take place in accordance with the approved Archaeological Evaluation Report (MEW 12/124) dated May 2014.
REASON: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.
[Relevant Policies: BFBLP EN6, EN7]
12. The development shall be implemented in accordance with the approved 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 buildings constructed by the carrying out of the development shall be in accordance with the approved Energy Demand 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 approved Environmental Procedures/Waste Management, Pollution Control and Site Waste Management shall be implemented during the course of building operations and the subsequent use of the building(s).

REASON: To protect the amenities of the neighbouring properties
[Relevant Policies: BWLP WLP6]

16. The access shall be constructed in accordance with the approved details
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
17. 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]
18. 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]
19. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and laid out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
20. He approved site organisational scheme, shall accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
21. The approved drainage scheme shall thereafter be implemented, retained, managed and maintained in accordance with the approved details.
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.
[Relevant Policies: BFBLP EN25, CSDPD CS1]
22. All works that form part of the approved scheme for the disposal of sewage shall be carried out before the development or any thereof is occupied.
REASON: In order to ensure the provision of adequate sewage works to the development. [Relevant Policy: BWLP WLP6]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations (Planning Permission 13/00242/FUL), including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development on Previously Developed Land within the Green Belt, as set out within the National Planning Policy Framework.

In the event of the S106 planning obligation(s) not being completed by 2nd April 2015 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 public open space, and built sport facilities and primary education. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space and built sport facilities and primary education, the proposal is contrary to Policies R5 of the Bracknell Forest Borough Local Plan and CS6 and CS8, of the Core Strategy Development Plan Document and to the Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk