

**PLANNING COMMITTEE  
1 APRIL 2015  
7.30 - 10.03 PM**



**Present:**

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

**Also Present:**

Councillors Dr Barnard, Mrs Hayes and Turrell

**Apologies for absence were received from:**

Councillors Angell, Mrs Barnard and Kensall

**109. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 26 February 2015 be approved as a correct record and signed the Chairman, subject to the inclusion in full of the wording for Condition 24 imposed in the planning permission granted for Application No 14/00813/FUL – 1 Dundas Close, Bracknell (minute 98).

**110. Declarations of Interest**

There were no declarations of interest.

**111. Urgent Items of Business**

There were no items of urgent business.

**112. 14-00575-FUL 336 Yorktown Road College Town Sandhurst**

**Proposed part two storey and part single storey side extension to form a new 3no. bedroom dwelling.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town Council, which included an objection to the application on the grounds that the proposed extension at the side of the existing house will tend to produce the appearance of a terrace, particularly if repeated on adjacent properties, and that the development would be out of keeping with existing properties in the vicinity and detrimental to the visual amenities.
- 3 letters of objection ( 2 from the same address) summarised as follows:
  - will create a row of terraces
  - Impact to adjoining properties through overlooking, overshadowing, overbearing, loss of privacy, increased noise

- House has already been extended and the proposed extension is box-like and will affect the character of the houses.
- Devaluation
- Additional parking will result in extra noise, fumes, smells affecting quality of life
- Traffic safety
- Proposal is garden grabbing

The Committee was informed that the Section 106 agreement to secure SPA contributions, the provision of a footpath to provide access to the rear gardens of the existing dwelling and the proposed dwelling and to secure a shared parking area had been completed and therefore the recommendation was to approve the application subject to conditions, as amended by the supplementary report.

**RESOLVED** that the application be **APPROVED** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18 June 2014 and 13 March 2015:  
drawing titled "proposed two storey side extension and alterations to existing dwelling to form proposed new 3 bedroom dwelling"  
SK/01/12/14-02 Rev 1  
Location map
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.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east elevations of the building hereby permitted except for any which may be shown on the approved drawings.
05. The first floor windows in the east elevation serving the landing and the first floor window in the south elevation serving the bathroom of the building hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
06. No development shall be begun 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 new dwelling.
07. The dwelling hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.

08. No development shall be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The dwelling shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.

**113. PS 14-00863-FUL Land at Rear of 4 Hayley Green Cottages Forest Road  
Erection of 3 no. dwellings including associated parking, access and amenity space.**

This application was **WITHDRAWN** from the agenda.

**114. 14-01075-FUL 37 Prince Consort Drive Ascot  
Erection of a replacement dwelling following the demolition of the existing property.**

A site visit had been held on Saturday 28 March 2015 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Brossard, Finnie, Gbadebo, Mrs Phillips, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- 3 letters of objection from local residents summarised as follows:
  - The proposed garage block would be located forward of the building line, and would result in an adverse impact on the streetscene and the protected trees at the front of the site.
  - The development would result in an unacceptable loss of light to and unduly overbearing effect on No.38 Prince Consort Drive.
  - A property of the size and design that is proposed would be out of keeping with this part of Prince Consort Drive and would therefore result in an adverse impact on the character and appearance of the area.
- Additional comments from the neighbouring residents at No. 38 Prince Consort Drive (circulated separately to Members) referring to the bulk and roof height of the proposed dwelling, the difference in ground levels between the properties, and the loss of privacy resulting from the balcony at the rear of the proposed development.

**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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 19th February 2015:  
P14/22/S/101 (Rev C)  
P14/22/S/110 (Rev B)
03. No development shall take place until samples 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.

04. The development hereby permitted shall not be begun 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 any of the buildings approved in this permission.
05. The en suite windows in the south east facing side elevation of the dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north west or south east facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawings.
07. The development hereby permitted shall not be begun until details showing the finished floor levels of the building 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.
08. 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.
09. 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.
10. No development shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
11. No gates shall be provided at the vehicular access to the site.
12. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been

submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following: -

- a) Accurate trunk positions and canopy spreads of all existing trees
  - b) Minimum 'Root Protection Areas' of all existing trees
  - c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
  - d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
  - e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
  - f) Illustration/s of the proposed fencing structure/s to be erected.
- The development shall be carried out in accordance with the approved scheme and programme.

13. The protective fencing and other protection measures specified by condition 12 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
  - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
  - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
  - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
  - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
  - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) 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.
  - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
14. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) Induction and personnel awareness of arboricultural matters.
  - b) Identification of individual responsibilities and key personnel.
  - c) Statement of delegated powers.
  - d) Timing and methods of site visiting and record keeping.
  - e) Procedures for dealing with variations and incidents.

The programme of arboricultural supervision/monitoring shall be undertaken in full compliance with the approved details.

15. The development hereby permitted shall not be begun 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.The Construction Method Statement shall be observed, performed and complied with.
16. No development hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas and structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
  - a) A site plan identifying all areas where such work is to be undertaken.
  - b) Reinstatement to soft landscape area including proposed ground de-compaction works.
  - c) Timing and phasing of works.The approved Method Statement shall be observed, performed and complied with.
17. The development hereby permitted shall not be begun until:
  - (i) a site layout plan showing the proposed layout of all underground services and external lighting and
  - (ii) a programme for the phasing and timing of workshave 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.
18. The development shall not be begun until a scheme depicting hard and 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. 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.

19. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.
20. 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 or E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
21. 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 hard surface as permitted by Class F of Part 1 of the Second schedule of the 1995 Order shall be provided for any purpose incidental to the enjoyment of the dwelling house.
22. 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.
23. All ecological measures and/or works shall be carried out in full accordance with the details contained in AA Environmental Ltd.'s report dated 18 November 2013.
24. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other 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.
25. 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 set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
  - a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting

places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

26. 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, 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.
27. The demolition of any and all buildings on site shall not in any circumstances commence unless the Local Planning Authority has been provided with either
  - a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
  - b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a licence.

115. **14-01132-FUL 17 Anthony Wall Warfield**

**Erection of a single storey rear extension with a first floor extension over the garage.**

A site visit had been held on Saturday 28 March 2015 which had been attended by Councillors Barnard, Birch, Brossard, Finnie, Gbadebo, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield Parish Council, which had recommended refusal for the following reasons:
  1. The proposed extension by reason of its size and mass represents an unacceptable enlargement of the property.
  2. The proposed first floor extension over the garage would impact on a neighbouring property (16 Anthony Wall), resulting in a loss of light to that property.
  3. The proposed single storey rear extension would severely impact on a neighbouring property (18 Anthony Wall), resulting in a considerable loss of light to the kitchen of that property.
- Comments on and objections to the application from the occupants of 18 Anthony Wall concerning the impact on their property, summarised as:
  - The extension is 20cm inside the neighbour's boundary but this is 1.4m from the outside wall of No 18.
  - The extension would be overbearing on their property, due to its size and proximity.



- The proposed first floor extension would be out of keeping in the street scene and be out of character within the immediate area.
- The loss of light through the side window affects the kitchen/breakfast area. The door has been removed to improve light to this area.
- This is a west-facing window so most of the light comes through this window at key times when the kitchen/diner area is used.
- It is not regarded as a functioning utility room as it is not separate from the kitchen as the door has been removed. Plans are in hand to remove the partition as part of a plan to modernise the kitchen.
- Due to the nature of the design, light levels in the kitchen/diner are already below what would be ideal.

**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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans:  
D/2034 Proposed Roof Plan / Block Plan, received on 23 October 2014  
Revised Drawing D/2034/1/A Proposed Floor Plans and Elevations, received on 04 December 2014
03. The materials to be used in the construction of the external surfaces of the first floor extension, hereby permitted shall be similar in appearance to those of the existing building.
04. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of the existing adjoining tree 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. 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 near the conservatory within influencing distance.
  - b) Proposed location/s of 2.4m high protective barrier/s, constructed as a minimum in accordance with Section 6 (Figure 3), British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' 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.
  - c) Illustration of the proposed protective barrier to be erected.
  - d) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
  - e) The fenced off area clearly annotated as a Tree Protection Areas / Construction Exclusion Zone.
  - f) Notes regarding restrictions which apply to Tree Protection Area/Construction Exclusion Zone. See attached guidance.
 The development shall be carried out in full accordance with the approved scheme.
05. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority.

**116. 14-01176-3 Street Record Faircross Bracknell**

**Convert two grass amenity areas into parking spaces (4 spaces and 3 spaces).**

The Committee noted:

- The applicant in this case was Bracknell Forest Council rather than the named officer.
- An objection had been received from the occupant of the residential property of 7 Faircross, which could be summarised as follows:
  - (i) The proposals would result in an adverse impact on the residential amenity of the occupants of the neighbouring properties through noise and air pollution and associated disturbance, particularly as there would be no screening between the proposed bays and these properties.
  - (ii) The proposal would not provide a net benefit to highway safety as the proposed bays would not be sufficient in addressing the existing parking concerns.
- A comment in support had been received from the occupant of the residential property of 27 Faircross. Referring to improved highway safety through the provision of additional off-street parking.

**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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 22 January 2015:  
4817 217 'Faircross'
03. The development shall not be begun until a scheme depicting hard and 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. 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.

**117. 14-01246-FUL 1 William Sim Wood Winkfield Row**

**Erection of a part single storey, part two storey side extension.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Objections had been received from the residents of 2 neighbouring properties on the grounds that the proposed extension would result in adverse overlooking, overbearing and loss of light impacts on the residential amenity of their properties. Furthermore, the amended plans submitted do not provide a more sympathetic impact of the proposal on the character of the surrounding area.

The Committee was informed that the amended plans showed a revised parking layout in which the additional parking space had been re-oriented and re-located to make it more practical and usable. Subject to an extension of the dropped kerb, the Highways Officer considered this acceptable. However, the plan viewed by the Committee did not appear to show this revision accurately.

**RESOLVED** that the application be deferred in order that the Committee consider an accurate and up to date plan of the revised parking layout.

**118. 14-01335-FUL Mayfield Light Industrial Estate**

**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).**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- That no representations had received about the application.

The Committee was informed that the S. 106 agreement had now been completed and the recommendation was to approve the application subject to conditions. One amended and one additional condition were recommended to ensure details of the remedial works required to the retained building were submitted for approval and that proper access into the site be provided before any dwelling is occupied. The Committee requested an amendment to the proposed condition to ensure that this covered pedestrian as well as vehicular access.

**RESOLVED** that application be **APPROVED** 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.
  
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

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.
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
05. The development hereby permitted shall be constructed in accordance with the approved finished floor levels and ridge heights of the buildings.
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.

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.
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.
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.
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.
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.
12. The development shall be implemented in accordance with the approved Sustainability Statement and shall be retained in accordance therewith.
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.

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.
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).
16. No dwelling shall be occupied until a means of vehicular access and pedestrian access has been constructed in accordance with the approved site layout drawing 101P received on 20.03.15.
17. No gates shall be provided at the vehicular access to the site.
18. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
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.
20. The 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 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.
21. The approved drainage scheme shall thereafter be implemented, retained, managed and maintained in accordance with the approved details.
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.
23. Prior to the demolition of part of the retained building to create the approved site access, details of the necessary remedial works required to the retained building's end elevation fronting the access road shall be submitted to and approved by the Local Planning Authority.

119. **14-01338-FUL Inglemere Mews 58 Waterloo Road**

**Erection of 3 No. residential dwellings following the demolition of the existing property.**

A site visit had been held on Saturday 28 March 2015 which had been attended by Councillors Blatchford, Brossard, Finnie, Gbadebo, Mrs Phillips, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- 3 letters of objection had been received raising the following issues:

- Loss of character and over development of the site.
- Loss of privacy, particularly from the proposed balconies.
- Unnecessarily large windows in side elevations.
- Windows are not required in the side elevation. They serve stairwells. The middle unit does not have them so the other units do not either.
- Noise and disturbance from the balconies.
- The additional balconies will appear overbearing.
- Ground levels are too high and have been altered during the demolition.
- The alterations to the side elevations will result in them appearing overbearing. The roof should hip away from the side boundaries as per the previous application.
- Insufficient parking provided and the lack of turning space on the properties will result in on street parking and reversing into the busy Waterloo Road, near the junction with New Wokingham Road.
- Fencing on boundaries has been damaged and needs replacing.
- Boundary treatment should be 2-2.5m acoustic fencing with evergreen trees.
- Refuse disposal will be a problem.
- The proposed changes from the previous consent cannot be classed as 'minor.'

The Committee was informed that the Section 106 agreement had now been completed and therefore the recommendation was approve the application subject to conditions.

**RESOLVED** that the application be **APPROVED** 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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans  
  
Drg no P14/46/S/102 Rev A received by the Local Planning Authority on 05.03.2015  
Drg no P14/46/S/103 Rev A received by the Local Planning Authority on 05.03.2015  
Drg no P14/46/S/103 Rev A received by the Local Planning Authority on 05.03.2015
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.
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.

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.
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.
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.
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.
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.
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.

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.
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.
13. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
14. No gates shall be provided at the vehicular access to the site.
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 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.
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).
17. The first and second floor windows in the east and west elevations serving the stairwells 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.
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.
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.
20. 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.

21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. Prior to the commencement of development 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.

27. No dwelling shall be occupied until the 1.8m high privacy screens on the balconies have been constructed in accordance with the approved plans. The approved screens shall be retained as such.

120. **PS 15-00005-3 Winkfield St Marys CofE Primary School**

**Single storey extension forming surge classroom and formation of new parking.**

This application was **WITHDRAWN** from the agenda.

121. **15-00093-3 Street Record Fernbank Crescent**

**Extend existing echelon parking area to form 3no. additional bays**

The Committee noted:

- The applicant in this case was Bracknell Forest Council rather than the named officer.
- No representations had been received from neighbouring properties.

Given the reference in the report to the provision of adequate drainage, the Committee requested an additional condition regarding surface water drainage from the development.

**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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 9 February 2015:  
4817 045/A/3 'Fernbank Crescent extend existing bays'
03. The development shall not be begun until a scheme depicting hard and 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. 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.

04. The development hereby permitted shall not be begun until details of a scheme for the disposal of surface water has been submitted to and approved in writing by the Local Planning Authority.

122. **15-00135-RTD Telecommunications Mast New Road Ascot**

**Replacement of existing 15m monopole with a 20m t-range telegraph pole on existing foot foundation. Replacement of existing harrier cabinet with a new cabinet on existing foundation.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- One letter of objection had been received which was summarised as follows:
  - Proposal results in a more prominent pole resulting in an eyesore and an unsightly view.
  - May also impact the value of my property
  - How safe is the enlarged proposal?

**RESOLVED** that the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

01. Notwithstanding the submitted plans, prior to the erection of the mast, details of the finished colour of the mast shall be submitted to and approved in writing by the Local Planning Authority. The mast shall be installed in accordance with the approved details.
02. Plans considered in determining this application:  
Drawings 100 Issue A, 200 Issue A, 201 Issue A, 300 Issue A, 301 Issue A received 13.02.2015.

Notwithstanding this approval, the view was expressed that the Committee should look into the grounds for resisting the trend towards applications for ever taller telecommunications masts submitted by mobile phone operators.

123. **Vincent Haines**

The Chairman reported that this was the last meeting of the Committee to be attended by Vincent Haines, Head of Development Management, before his retirement. He thanked Mr Haines for his support to the Committee over the last twelve years and wished him well for the future. Mr Haines suitably responded and paid tribute to the teamwork between Members and Officers which had driven the many changes and innovations in the Development Management Service during his time with the Council.

**CHAIRMAN**