

PLANNING COMMITTEE
18 JUNE 2015
7.30 - 10.10 PM



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Hayes MBE, Heydon, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Phillips, Skinner, Thompson and Worrall

Also Present:

Councillors Turrell, Ms Gaw and Mrs Temperton

Apologies for absence were received from:

Councillors Angell, Mrs Angell, D Birch and Finnie

11. Minutes

RESOLVED that the minutes of the meetings of the Committee held on 27 and 28 May 2015 be approved as a correct record and signed by the Chairman.

12. Declarations of Interest

Councillor Mrs Phillips declared a non-pecuniary interest in Agenda Item no. 7 [Application No 15/00005/3 – Winkfield St Mary's Church of England Primary School, Winkfield Row] as her children attended the school and her husband was a school governor. This did not affect her ability to take part in consideration of this item.

13. Urgent Items of Business

There were no items of urgent business.

14. PS Application No 14/00552/FUL - Land At East Lodge, Great Hollands Road, Bracknell

Erection of 3 storey block of 9 flats (4 x no1 bedroom flats and 5 x no.2 bedroom flats) with creation of a site access off Aysgarth with landscaping, car parking, cycle storage, refuse store and electricity substation.

A site visit had been held on Saturday 13 June 2015 which had been attended by Councillors Angell, Mrs Angell, Hill, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Ms Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The observations of Bracknell Town Council.
- 9 objections to the proposal, summarised as follows:
 - concerns with regard to privacy
 - loss of view/outlook

- loss of green open space
- loss of wildlife habitat
- pedestrian/cyclist safety
- lack of parking

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Julia Godden, who represented her objections to the proposed development, and Daniel Knight, representing the Agent, on behalf of the applicant.

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

01. (i) a vehicle/pedestrian access from Aysgarth and realignment works to public footway/cycleway adjacent to the site.
(ii) SPA Mitigation

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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.
 - 1014-PD01 G - Proposed Site and Location Plans received 09.10.14
 - 1014-PD02 E - Proposed Floor Plans received 09.10.14
 - 1014-PD02 F - Proposed Elevations received 09.10.14
 - 1014 PD04 - Boundary Treatment received 18.07.14
 - 1014-PD05 B - Open Space Plan received 09.10.14
 - 1014-PD06 C - Indicative Sections received 09.10.14
 - EDS 07-0102.01 C - Electricity Substation Details Sheet 1 of 2 received 18.07.14
 - EDS 07-0102.01 C - Electricity Substation Details Sheet 2 of 2 received 18.07.14
03. No development shall take place until samples of the materials to include bricks and roof tiles and other hard surfaces 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 showing the finished slab levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
05. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be

implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

06. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:
- (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
 - (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production.

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

07. The development hereby permitted shall not be occupied until a means of access for pedestrians has been constructed in accordance with the approved site layout.
08. The development hereby permitted shall not be occupied until the associated vehicle parking and turning space including drainage has been constructed and surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning spaces shall not thereafter be used for any purpose other than parking and turning.
09. The means of vehicular access and egress to the permitted residential accommodation shall be from Aysgarth only.
10. The development hereby permitted shall not 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.
11. The development hereby permitted shall not be occupied until the existing access to the site has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.
12. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:
- to form an access into the site from Aysgarth
 - footpath/cycleway diversion
- The buildings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the approved scheme.
13. The development hereby permitted shall not be begun until a scheme for the phasing of the provision of the access and any re-routing of the footpath/cycleway has been submitted to and approved in writing by the Local Planning Authority and shall include details of:
- (a) directional signs and their locations
 - (b) fencing/barriers

- (c) pedestrian/cycle routes
- (d) site lighting
- (e) phasing of all works

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

14. The development hereby permitted shall not be occupied until secure and covered parking for bicycles has been provided in accordance with the approved details. The cycle store shall therefore be retained and used as approved.
15. No gates shall be provided at the vehicular access to the site.
16. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.
17. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operatives
 - (f) Construction management plan setting out measures to minimise impacts of this development upon the existing residents of the area and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use.
 - (g) No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (f) above.
18. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority.
19. No development shall commence until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of the boxes, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be performed, observed and complied with.
20. The scheme hereby permitted shall be carried out in accordance with the mitigation and enhancement measures outlined in FOA Ecology Ltd report, dated May 2014. An ecological site inspection report shall be submitted to and approved in writing by the Local Planning Authority within three months of the first occupation of the development hereby approved.

21. The development hereby permitted shall not be begun until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before the development or any part thereof is occupied.
22. 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, or as may otherwise be agreed in writing by the Local Planning Authority. 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.
23. No development (including initial site-clearance) shall commence until a detailed scheme 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. 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 2.4m high 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.

24. The protective fencing and other protection measures specified by condition 23 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.

25. No building work or deliveries shall take place during the construction of the development hereby approved 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.
26. 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. A copy of the signed inspection report shall be sent to the Local Authority following each visit.

27. 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.
28. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or 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 at a minimum scale of 1:200, 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 Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.
29. No development (including any initial site-clearance works) shall commence until details of the foundation structure/s, of the approved building/s, so designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include: -
- An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.
- a) Layout and construction profile drawing/s.
 - b) Engineering/ Arboricultural construction method statement.

c) Implementation method statement including timing/ phasing of works. The foundation structure shall be implemented in full accordance with the approved details.

30. No development shall commence until:
- (i) a site layout plan at a minimum scale of 1:200 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 full accordance with the approved site layout and the approved programme.
31. No development shall take place until:
- (i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:
 - a) Existing and proposed finished levels.
 - b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
 - c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and
 - (ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.
- The development shall be carried out in accordance with the approved site layout plan and the approved programme.

RESOLVED in the event of the S106 planning agreement not being completed by 30 November 2015 the Head of Planning be authorised to REFUSE the application on the grounds of:-

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

15. **Application No 14/01317/FUL - 53 All Saints Rise, Warfield, Bracknell**
Erection of a part single, part two storey side extension

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal as the proposed extension by reason of its size and mass represented an unacceptable enlargement of the property.
- 3 neighbour objections to the proposal, summarised as follows:
 - The proposed development would result in a detrimental effect on the amenities of the residents of the neighbouring properties both to the west and the south, by reason of loss of light, overbearing and overlooking.
 - The scale of the development would be out of character with the surrounding area by reason of its size and mass.
 - Increase in issues with water drainage.

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 27th February 2015:
MAL/02 (Rev B)
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 west facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).
05. The roof window in the west facing side elevation of the proposed development shall at all times be a high level window having a sill height of not less than 1.7 metres above internal floor.

16. **PS Application No 15/00005/3 - Winkfield St Marys Church Of England Primary School, Winkfield Row, Bracknell**

Erection of single-storey extension forming surge classroom and formation of new parking.

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

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Council supported the application but had asked the officers to work with the applicant to improve the layout of the car park to facilitate safer manoeuvring. They had also raised concerns that the number of extra spaces would be insufficient.

- 8 additional letters of support had been received, including one from the Chair of Governors at St Mary's CE Primary School confirming the unanimous support of the Governing Body for the proposal.
- 23 letters of objections to the proposal containing a number of detailed points relating to four main areas of concern, summarised as follows:
School Amenities – a number of facilities at the school including play space and kitchen facilities would be reduced or adversely affected by the proposals.
Parking and Highway Safety Concerns – there is inadequate parking provision in the recreation ground, the additional parking at Locks Ride car park is not suitable and the additional traffic generation and highway safety generally are of concern.
Impact on Character of the Area – use of amenity space for additional parking not acceptable; the proposed extension not in keeping with the existing.
Principle issues – a number of comments about the adequacy of the existing school places for Winkfield children, a query over the need for the additional classroom, the Ofsted rating for the school and the ability of the school to manage additional numbers/buildings.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Jonathan Spring-Rice, who represented his objections to the proposed development, and David Watkins, Chief Officer: Strategy, Resources and Early Intervention, on behalf of the applicant.

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 plans and other submitted details:-
5125476-ATK-Z1-ZZ-DR-A-0001 P1 dated 09.09.2014
5125476-ATK-Z1-ZZ-DR-A-0002 P1 dated 09.09.2014
5125476-ATK-Z1-ZZ-DR-A-0003 P1 dated 09.09.2014
5125476-ATK-Z1-ZZ-DR-A-0004 P1 dated 09.09.2014
5125476-ATK-Z1-ZZ-DR-A-0102 P1 dated 20.10.2014
5125476-ATK-Z1-ZZ-DR-A-0103 P1 dated 20.10.2014
5125476-ATK-Z1-ZZ-DR-A-0111 P2 dated 20.10.2014
5125476-ATK-Z1-ZZ-DR-A-0115 P1 dated 20.10.2014
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. 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. The agreed details shall be complied with in full during the development.
05. The development (including site clearance and demolition) shall not be begun until:-
(i) the buildings subject to development have been further surveyed for the presence of bats, and

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

06. All ecological measures and/or works shall be carried out in accordance with the details contained in Atkins' Ecological Impact Assessment report dated November 2014 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.
07. The development shall not be occupied until bird and bat boxes (and other biodiversity enhancements), have been provided in accordance with a scheme - including a plan or drawing showing the location of these enhancements - which has been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be retained in perpetuity.
08. No development shall take place (including ground works and site clearance) until a method statement for the sensitive construction of the surge classroom to avoid the potential of harm to bats in any buildings on site has been submitted to and approved by the local planning authority. The content of the method statement shall include:
 - o the purpose and objectives for the proposed works
 - o detailed designs and/or working methods to achieve the stated objectives
 - o extent and location of the proposed works shown on an appropriate plan
 - o a timetable for implementation
 - o details of persons responsible for implementing the worksThe works shall be carried out strictly in accordance with the approved details.
09. No development shall take place until details of the materials to be used in the construction of the external surfaces of the carpark hereby permitted have been submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
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 surge classroom hereby approved shall not be occupied until the associated vehicle parking at the recreation ground on Chavey Down Road has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

12. The surge classroom hereby approved shall not be occupied until covered and secure cycle parking facilities have been provided in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The facilities shall thereafter be retained.
13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the demolition and construction period. The statement shall provide for:-
 - access to the site for construction traffic,
 - the parking of vehicles of site operatives and visitors
 - maintaining safe pedestrian access to and around the school site at all times,
 - construction and demolition working hours,
 - loading and unloading of plant and materials including the timings of deliveries (not to conflict with school drop off and pick up times),
 - storage of plant and materials used in constructing the development,
 - the erection and maintenance of security hoarding,
 - measures to control the emission of dust and dirt, noise and smell,
 - wheel cleaning facilities
14. 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, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
15. The surge classroom hereby approved shall not be occupied until an updated Travel Plan, including measures as to implementation, monitoring and review has been submitted to and approved in writing by the Local Planning Authority. Thereafter the travel plan shall be implemented in accordance with the approved details.
16. No development shall take place until full details of a scheme to secure off site parking at the Locks Ride Sport and Recreation Ground has been submitted to and approved in writing by the Local Planning Authority. The

surge classroom hereby approved shall not be occupied until the approved scheme has been implemented and shall continue to be implemented for as long as the surge classroom is occupied.

17. No development (including initial site-clearance) shall commence until a detailed scheme 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. 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 2.4m high 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.
18. No development shall take place until a scheme for a temporary construction access from Forest Road has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall address how the temporary access will be constructed and once development is completed how the land will be returned to its former state. The agreed details shall be complied with in full.

Councillor Ms Gaw, in attendance at the meeting, declared a non-pecuniary interest in this item as her children attended the school. This did not affect her ability address the Committee and ask questions.

17. **Application No 15/00122/FUL - Nutcroft, 20 Priory Lane, Warfield**

Erection of a single storey rear extension with roof lantern following demolition of existing rear extension, and the erection of outbuilding to front of dwellinghouse forming a car port.

This application as initially submitted included a proposal for an additional single storey outbuilding to enclose the existing swimming pool. This element of the proposed development has been withdrawn at the request of the applicant and an amended block plan submitted.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- An objection to the proposal from Warfield Parish Council on the grounds that it would constitute overdevelopment of the site, to the detriment of the character of the surrounding area, and would result in an adverse impact on the residential amenity of the surrounding properties through being overbearing.
- 2 objections from neighbouring properties (received prior to the withdrawal of the outbuilding forming a pool enclosure), summarised as follows:
 - The proposed outbuildings would result in an adverse loss of light, and be overbearing to the residents of 16 Priory Lane and 'Hazelbury', 18 Priory Lane
 - The proposed outbuildings would be out of character with the surrounding area and the development as whole would constitute overdevelopment of the site.
 - The proposed swimming pool outbuilding would result in an adverse impact on the roots of the trees to the immediate south.
 - The proposal would potentially result in an adverse impact on the foundations of the surrounding properties

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:
 - Block Plan scale 1:500 [Amended] received on 10 June 2015
 - Dwg. Title 'Proposed Ground Floor Plan' [rear extension] received on 5 March 2015
 - Dwg. Title 'Proposed Elevations' [rear extension] received on 5 March 2015
 - 1918 (P) 'Proposed Oak Framed Pool Cover' received on 5 March 2015
 - 1918 jwp 'Proposed Oak Framed Garage' received on 5 March 2015
03. No development (including initial site clearance) shall be begun until a scheme depicting the retention of and/or replacement of 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 proposed 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.. As a minimum, the quality of all proposed 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.

18. Application No 15/00229/FUL - Land At Felix Farm Fisheries, Howe Lane, Binfield

Erection of an acoustic barrier with access and ancillary works. (This application is a revised version of 13/00869/FUL).

A site visit had been held on Saturday 13 June 2015 which had been attended by Councillors Angell, Mrs Angell, Hill, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Ms Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The objection of Binfield Parish Council, which had recommended refusal for the following reasons:
 - There would be too many movements of heavy duty lorries resulting in unacceptable increase in noise levels
 - It is more about commercial tipping than noise abatement.
 - Debris is likely to be a hazard on countryside roads.
 - Should the application proceed, vehicle movements should only be allowed during working hours, Monday to Friday 9am to 5pm.
- An objection from Bray Parish Council on the grounds of increased vehicle movements through Holyport on the A330 Ascot Road and 9 objections to the proposal, summarised as follows:
 - Proposal would result in debris on the highway resulting in damage to vehicles.
 - M4 8 Lane smart Motorway improvements proposes new low noise road surface throughout reducing the need for the bund.
 - Severe consequences for other users of Howe Lane (i.e. dog walkers, horse riders)
 - Visibility splays could be improved by cutting back vegetation- is this contrary to Green Belt Policy?
 - Bund would be harmful to the visual amenity of the Green Belt.
 - Lorries crossing the narrow bridge on Howe Lane, to the north of the site, would be chaos and all traffic should be directed towards Binfield.
 - Proposal would result in the noise of the motorway being deflected towards other surrounding properties.
 - Other acoustic treatments available which would not necessitate the large number of vehicle movements.
 - Hours of operation would be detrimental to the nearby occupiers.
 - Transport report does not detail how HGV's will access Howe Lane.

- Proposal is unacceptable due to noise and environmental pollution caused by the vehicular movements.

RESOLVED that:

(1) 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 shall be carried out in accordance with the following plans and details received by the Local Planning Authority on 09.03.15:

Location plan (scale 1:1500), Site plan (scale 1:5000), 0856/1464/01C (redesigned screening bund showing three cross sections)

03. No development shall take place until details of the proposed construction of the new haul road, including details of how the junction with Mere Lane shall be managed, have been submitted and approved in writing by the Local Planning Authority. The haul road shall then be implemented in accordance with the approved details.
04. Prior to the commencement of development a scheme for the cleaning of wheels of the construction vehicles, to prevent the transportation of mud, stones, and debris from the site onto the public highway, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the approved detail and shall not be removed until the proposed bund is constructed.
05. The development shall not be begun until a scheme depicting 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, which will include a phasing schedule. As a minimum, the quality of all soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

06. 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. This shall be implemented as approved.

07. The development shall not be begun until a scheme for the provision of biodiversity enhancements (e.g. reptile refugia, nest boxes etc), 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.
08. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on reptiles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
 - o measures to avoid harm to reptiles
 - o features provided to mitigate the loss of habitat (e.g. hibernacula)
 - o habitat enhancements (not mitigation)
 - o on-going management of new features/habitat

The mitigation scheme shall be implemented in accordance with the approved details.

09. The developer shall notify the LPA in writing within 21 days of:
 - i the commencement of works on site
 - ii the date on which waste is imported for construction of the acoustic bundWithin 2 years of the notice period provided to the LPA under part ii, the construction of the acoustic bund authorised by this permission shall cease, and the haul road be removed and the land over which it extended returned to its former condition.

(2) Delegated authority be granted to the Head of Planning to frame an additional condition limiting the hours of operation of vehicle movements to and from the site to those proposed by the applicant.

19. **Application No 15/00235/FUL - 46 All Saints Rise, Warfield, Bracknell**
Two storey side extension and single storey front extension.

A site visit had been held on Saturday 13 June 2015 which had been attended by Councillors Angell, Mrs Angell, Hill, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle, Peacey, Ms Phillips and Thompson.

The Committee noted:

- An objection to the proposal from Warfield Parish Council, which had recommended refusal on the grounds that the proposed extension by reason of its size and mass represented an unacceptable enlargement of the property.
- 2 neighbour objections had been received summarised as follows:
 - The proposed extension is not in keeping with the surrounding area.
 - The development would result in a detrimental impact on properties to the west through loss of light and privacy.

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 14th May 2015:

K/2088/1/A
Amended Roof Plan
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.

20. **Application No 15/00292/3 - Ambassador Bracknell**

Convert grass amenity areas into 7 parking spaces (resubmission of 14/01238/3).

The Committee noted:

- Bracknell Town Council had raised no objection to the proposal.
- No representations had been received from neighbouring properties.

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:

4817 194/AMB 'Ambassador' [Amended] received on 29 May 2015
4817 194 T 'Ambassador - Tree protection details' received on 27 March 2015
03. The development shall not be begun until a scheme depicting hard and soft landscaping, including the provision of knee-rail fencing and the proposed maximum heights of planting, 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. No development shall commence until details of the proposed time scale for the implementation of the tree protection measures in relation to the construction of the parking bays as identified in approved drawing 4817 194 T 'Ambassador - Tree protection details', received by the Local Planning Authority on 27 March 2015, has been submitted to and approved in writing by the Local Planning Authority. The protection measures and time scales shall be carried out as approved.

21. Application No 15/00413/PAC - Land To The Rear Of The Elms, Winkfield Lane, Winkfield

Application for prior approval change of use of existing agricultural building to use as a single dwellinghouse (C3).

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- No comments had been received from Winkfield Parish Council.
- 9 representations had been received in relation to the proposal comprising 9 objections which are summarised as follows:
 - The isolated siting of the building makes the change of use undesirable
 - Noise related impact from vehicular movements would be unacceptable
 - The site poses a contamination risk
 - The site poses a flood risk

RESOLVED that the application for prior approval for the change of use of the barn and land from agricultural use to a C3 (dwellinghouse) use be granted, as stated below:

01. This prior approval decision is based on the following:-

990-SLP01 Site Location Plan received by the LPA 05 May 2015
990-BSK01 A Existing Plan and Elevations and Block Plan received by the LPA 04 June 2015
990-BSK02 A Proposed Plan and Elevations received by the LPA 04 June 2015
Covering Letter from Tozers Ref: AC/4295-37 received by the LPA 05 May 2015
Email from Michael Pagliaroli dated 01 June 2015
Email from Tozers (Amy Cater) dated 04 June 2015
Car Parking Plan (Block Plan) received by the LPA 01 June 2015

22. Confirmation of Tree Preservation Order 1179 - Land at 8 South Hill Road and 12, 14, 19, 26, 40 Harcourt Road and 41 Reeds Hill Road, Bracknell - 2014

The Committee considered a report requesting confirmation of this Tree Preservation Order, to which an objection had been raised.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- One objection from the owner/resident of 40 Harcourt Road in respect of Oak T7 situated in the front garden of 40 Harcourt Road raising the following issues:
 - Concerns about public safety and the risk to persons by falling branches (particularly in adverse weather)
 - Concerns about the potential for the tree to cause subsidence damage to house foundations.

RESOLVED that Tree Preservation Order 1179 – Land at 8 South Hill Road and 12, 14, 19, 26, 40 Harcourt Road and 41 Reeds Hill Road, Bracknell – 2014, be confirmed.

Councillor Skinner declared a potential interest in this item as a member of the Board of Bracknell Forest Homes (the owner or former owner of some of the trees) and abstained from voting on this decision.

CHAIRMAN