

**PLANNING COMMITTEE
20 AUGUST 2015
7.30 - 10.15 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, D Birch, Finnie, Mrs Hayes MBE, Heydon, Hill, Mrs Mattick, Peacey, Phillips and Thompson

Also Present:

Councillors Harrison and Leake

Apologies for absence were received from:

Councillors Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle, Skinner and Worrall

37. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 16 July 2015 be approved as a correct record and signed by the Chairman.

38. Declarations of Interest

There were no declarations of interest.

39. Urgent Items of Business

There were no items of urgent business.

40. Application 14/01295/FUL - Wildwoods, 24 Prince Consort Drive, Ascot, SL5 8AW

Erection of a detached 2-storey dwelling with associated garages, following the demolition of the existing buildings.

A site visit had been held on Saturday 15 August 2015 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Finnie, Mrs Hayes, Hill, Ms Peacey and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting which included a summary of comments on the officer report from the residents of No. 25 Prince Consort Drive.
- Winkfield Parish Council had recommended refusal for the reasons that the development would be unacceptable in the Green Belt, it would not preserve the trees on the site and would result in a loss of amenity to the neighbouring properties (application subsequently amended).
- Letters of objection received from five neighbouring residential properties, in relation to both the original and amended plans, summarised as follows:

- The size of the proposed dwelling would be unacceptable and would dwarf the neighbouring properties.
- The development would result in an unacceptable loss of light to No.25 Prince Consort Drive.
- The development would result in an unduly overbearing effect on the private amenity area at the rear of No.25 Prince Consort Drive due to its set back within the plot.
- The development would result in an unacceptable loss of privacy to the rear of No.25 Prince Consort Drive, through a side facing en suite window and a balcony. Concerns have also been raised with regard to the impact of the balcony on No.26.
- The dwelling would be set well back into the site relative to the footprint of the existing house, and would be further from the road than any other house in the neighbourhood, and inappropriate staggering of alignment that would be particularly prominent from No.25.
- The width of the plot does not comfortably accommodate the development.
- The amendments would not make any tangible difference to the impact of the development on No.25 Prince Consort Drive.
- None of the concerns of the neighbours have been accommodated in the amended plans.
- More detailed concerns in response to the assessment of the application with regard to the size and bulk of the dwelling, the position of the building within the site and the effect on residential amenity through loss of light and overbearing.

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 16th July 2015:
 - P14/19/S/101 (Rev C)
 - P14/19/S/110 (Rev A)
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 north east and south west facing side elevations 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 up to a height of 1.7m from the floor level.

06. 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 north east or south west facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).
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. No part of the dwelling shall be occupied 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.
09. No gates shall be provided at the vehicular access to the site.
10. 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.
11. The protective fencing and other protection measures specified by condition 10 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.

12. No development hereby permitted shall be begun until a site specific method statement for demolition of the existing structures, 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.

13. 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.

14. 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.
15. 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 enlargement, addition, improvement or other alteration permitted by Classes A, B or E of Part 1 of the Second Schedule of the 2015 Order shall be carried out.
16. 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 hard surface as permitted by Class F of Part 1 of the Second schedule of the 2015 Order shall be provided for any purpose incidental to the enjoyment of the dwelling house
17. 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 development shall be carried out in accordance with the approved scheme.
18. All ecological measures and/or works shall be carried out in full accordance with the details contained in AA Environmental Ltd.'s report dated December 2014.
19. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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.
21. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and

implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The development shall be carried out in accordance with the approved scheme.

22. The demolition of any buildings on site shall not 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.

41. **Application 15/00209/FUL - Land To Rear Of Murrell Cottage, Murrell Hill Lane, Binfield**

Erection of 5no. 5 bedroom dwellings with new access off Murrell Hill Lane with associated parking and new garage to Murrell Cottage.

A site visit had been held on Saturday 15 August 2015 which had been attended by Councillors Angell, Mrs Angell, D Birch, Brossard, Dudley, Finnie, Mrs Hayes, Hill, Ms Peacey and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Binfield Parish Council had recommended refusal since the site was outside the settlement boundary.
- A letter of objection from a local resident expressing the following concerns:
 - the land is outside the settlement boundary
 - the development, and in particular the extra vehicles from these houses which will have to use this part of Murrell Hill Lane, will disturb the use of the recognised and very well used rural route along Murrell Hill Lane from Pope's Meadow because the exit from Pope's Meadow is immediately next to the entrance to the land.
 - the extra traffic from the development will be a very significant danger to the many walkers who use this rural route
 - this development is out of character and will disturb the use of the land next to it, Pope's Meadow, an open green peaceful area used by many people.

As the Council was unable to demonstrate a 5 year supply of land for housing, the application had to be considered in relation to the presumption in favour of sustainable development. The Committee considered an assessment of the economic, social and environmental benefits of the proposal against any harm that might arise from it.

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

01. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA).

That the Head of Planning 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 documents:-

2208/01A received 23.06.15.
2208/02 received 05.03.15.
2208/03 received 05.03.15.
2208/04 received 05.03.15.
2208/05 received 05.03.15.
2208/06 received 05.03.15.
2208/07 received 05.03.15.
2208/08 received 05.03.15.
2208/09 received 05.03.15.
2208/10 received 05.03.15.
2208/11 received 05.03.15.
2208/12 received 05.03.15.
2208/13 received 05.03.15.
2208/14 Location Plan received 05.03.15.
6111-SK-001-A Site Access received 05.03.15.
Energy Statement received 05.03.15
Amended Arboricultural Impact Assessment received 23.06.15.
Amended Tree Report received 23.06.15.
Amended Surface Water Drainage Strategy received 23.06.15.

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 showing the finished floor levels of the dwellings, garages, bin stores and the levels of the roads 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 hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-
- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
 - b) Details of semi mature tree planting.
 - c) Comprehensive 5 year post planting maintenance schedule.
 - d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.

e) Means of enclosure (walls and fences etc) including fencing that is permeable to badgers at the end of both the existing and proposed badger corridors.

f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

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, unless the Local Planning Authority gives written consent to any variation.

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 (which proportion shall be 20%).
- The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
07. No dwellings shall be occupied until a means of vehicular access has been constructed in accordance with details shown on drawing no. 2208-01-A: Site Plan. The means of access as shown on drawing 2208-01-A shall remain thereafter.
08. The development hereby permitted shall not be begun until all the visibility splays shown on the approved drawing 6111-SK-001-A: Site Access have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
09. 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 driveways and the

adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

10. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing 2208-01-A: Site Plan. The spaces shall thereafter be kept available for parking at all times.
11. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
12. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be kept available for cycles at all times.
13. 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 comprising the following:
 - widening Murrell Hill Lane at the new site access
 - provision of a passing place on Murrell Hill Lane.The dwellings 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.
14. 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 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 (d) above without the prior written permission of the Local Planning Authority.
15. 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 of 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.
- j) Proposed protection method to prevent run off of toxic substances, liquids cement washings etc of any description from the construction area, into the construction exclusion zones approved around retained trees.

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

16. The protective fencing and other protection measures specified by condition 15 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. 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.

17. No development shall commence until a site specific design for the construction of the access road has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -
- a) 1:200 scale construction profiles at regular intervals along its length showing existing /proposed finished levels in relation to existing retained tree trunk locations, together with any grading of levels proposed to the south side of its footprint.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, prior to the occupation of any dwelling.

18. 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.

19. 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.

20. 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.

21. 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 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.
22. 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 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 a dwelling house
23. 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 in writing by the Local Planning Authority. Any such study will have to be complied with during construction.
24. All ecological measures and/or works shall be carried out in accordance with the details contained in PJC Ecology's report dated September 2014 and shall be retained thereafter.
25. 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 implemented, observed and complied with.
26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 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 written consent from the local planning authority

27. On the development hereby permitted no property shall be occupied until details of the maintenance and management of a sustainable drainage scheme designed in accordance with the approved Surface Water Drainage Strategy June 2015 have been submitted to and approved in writing by the local planning authority. Those details shall include:

A management and maintenance plan which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme for the lifetime of the development.

Once approved, the scheme shall be managed and maintained thereafter in accordance with the approved management and maintenance plan for the lifetime of the development.

28. On the development hereby permitted no property shall be occupied until a sustainable drainage scheme which serves the property has been constructed in accordance with the approved Surface Water Drainage Strategy June 2015 and will be retained thereafter.

29. The development hereby permitted shall not be begun until details of the design of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Details for the permeable paving design
- b) Details for the function and design of the storage system pipework
- c) Details for the connection of the properties to the sustainable drainage system
- d) Details for the connection of the sustainable drainage system to the final outfall

The sustainable drainage scheme shall be implemented as approved prior to the occupation of the dwellings and shall be retained thereafter.

30. The development hereby permitted shall not be begun until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation which has been submitted to, and approved in writing, by the Local Planning Authority.

31. 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 any of the buildings approved in this permission and approved means of enclosure shall be retained thereafter.

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

33. The refuse collection point shown on the approved site plan shall be provided before the first occupation of the houses on plots 4 and 5 and shall thereafter be retained.
34. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-
 - (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the siteThe development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

In the event of the S106 planning obligation(s) not being completed by 20th October 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).

42. **Application 15/00426/FUL - Land Rear Of Royal Hunt House, Fernbank Road, Ascot**

Erection of 2no 3 bed semi-detached dwellings with car parking.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Council objected to the proposal for the following reasons:
 - Over development on an unsuitable site for housing
 - The proposed 'tarmac' parking area would be impermeable and would affect trees behind the site and drainage
 - Deliveries to the shops would be adversely affect the access and egress to the houses
 - The development would cause damage to the badger and newt population.
- 7 representations from different addresses have been received objecting to the proposal on the following grounds:

- There has been too much development in recent times without increasing local amenities. The local infants and junior schools and GP surgery are all at capacity.
- Proposal would result in conflicts between cars and service vehicles throughout the day.
- The land is used as a soakaway for the 6 flats and shops - has this been checked
- Parking in the area is already a problem
- The access road is not within the ownership of the applicant who only has a right of access on the service road and therefore the plans are misleading
- Disruption and noise from the building work
- Could the new houses overlook our garden?
- Access is too narrow and often blocked by lorries and cannot support further traffic.
- Proposal could result in traffic waiting within the highway to enter the site.
- Development could negatively impact on the local businesses and is considered to be unneighbourly
- Development would have a negative impact upon protected wildlife and ecology in the area.
- Restaurants within close proximity to the flats expel odours resulting in an unpleasant living environment.
- Waste bins used by the businesses are left on the access road as there is no where else to put them. The position of these has not been taken into account by 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. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA).

That the Head of Planning 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 received by the Local Planning Authority:
Site location plan (received 09.07.2015)
1B (Plans and elevations) received 12.08.2015
2A (Block Plan) received 09.07.2015
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 dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing 2A received 09.07.2015. The spaces shall thereafter be kept available for parking at all times.

05. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The building shall not be occupied until the approved scheme has been implemented. The facilities shall be retained as approved.
06. 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.
07. 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.
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 at least 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 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 proposed development shall be implemented in accordance with the approved details.
10. The development (including site clearance and demolition) shall not be begun until:-
 - (i) the site has been surveyed for the presence of badgers
 - (ii) the survey has been submitted to and approved by the Local Planning Authority, and
 - (iii) a scheme to minimise disturbance to badgers during the construction of the development, to mitigate the impact of the development upon them, and to improve their habitat has been submitted to and approved by the Local Planning Authority .The scheme shall be performed, observed and complied with.
11. 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 biodiversity
- o features provided to mitigate the loss of habitat (e.g. ponds, 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. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

12. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on Great Crested Newts 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 biodiversity
 - o features provided to mitigate the loss of habitat (e.g. ponds, hibernacula)
 - o habitat enhancements (not mitigation)
 - o on-going management of new features/habitatThe mitigation scheme shall be implemented in accordance with the approved details. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.
13. The development, including site clearance, 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.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed within the parking area or affixed to the northwestern, or south western elevation of the dwellings hereby permitted 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.

15. 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.

16. The development shall not be occupied 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 prior to the occupation of the dwellings.
17. Demolition and construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on Saturdays, and not at all on Sundays or Bank Holidays."
18. Should evidence of any land contamination be discovered at any point during the construction, then work will cease until a scheme to deal with the contamination has been submitted to and approved in writing by the Local Planning Authority. The development shall continue in accordance with the approved mitigation scheme.

In the event of the S106 planning obligation(s) not being completed by 25 September 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

43. **Application 15/00474/A - Greenoaks, Mercedes-Benz of Ascot, London Road, Bracknell**

Display of 3no. illuminated fascia signs, 1no. illuminated wall-mounted sign, 2no. illuminated free-standing signs, 3no. non-illuminated free-standing signs, and 3no. flag pole signs.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Council objected to the initially submitted proposal on the grounds that the proposed siting of the signage close to the highway of London Road would result in an adverse impact on highway safety, and the illuminated signage would be out of character with the surrounding area. (The application was amended so that no signs were sited on the highway verge).
- An objection received from the occupant of 7 Prince Consort Drive to the initially submitted proposal on the grounds that it would result in an adverse impact on highway safety and the proposed flag signage would be out of character in the street scene.
- An objection from the occupant of 11 Wareham Road, Bracknell, on the grounds that the proposal would result in an intensification of the number of advertisements present on site, to the detriment of the character and visual amenity of the surrounding area.

RESOLVED that **ADVERTISEMENT CONSENT be granted** subject to the following condition(s):-

01. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
02. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
03. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
04. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
05. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

06. The advertisement hereby granted consent shall be displayed in accordance with the following approved plans received by the Local Planning Authority:

Block Plan [Amended] scale 1:500 received on 22 July 2015
'22265v01 Issue 3 Page 2 of 6' received on 25 May 2015

07. The illumination level of the illuminated advertisements hereby granted consent shall not exceed 400 cd/sqm.

44. **Application 15/00484/FUL - 23 Brookers Corner, Crowthorne, RG45 7DU**

Erection of a single storey side extension, two storey rear extension and a rear dormer following demolition of existing two storey rear extension

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Crowthorne Parish Council recommend approval of the application.
- Four letters of objection received from neighbouring residential properties, summarised as follows:
 - The development would result in an unacceptable loss of privacy to the side and rear of No.25 Brookers Corner, and would overshadow the rear of that property.
 - Limited on street parking is available, and the property has no off street parking.
 - The development would be out of keeping with the streetscene and too close to No.25.
 - The proposed wood cladding on the extension would not be in keeping with the streetscene.
 - The plans are incorrect as they show a walkway between the side element and the boundary. In reality no such gap exists.
 - Concerns about damage to No.21 Brookers Corner, and noise and disturbance to that property.

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 4th June 2015 and 22nd July 2015:

1506/101
1506/120 (A)
1506/121 (A)
03. The materials to be used in the construction of the external surfaces of the rendered elements of the development hereby permitted shall be of similar appearance to those of the existing dwelling.
04. The first floor en suite and bathroom windows in the east facing side elevation of the extension hereby permitted and the first floor study window in the east facing side elevation of the existing dwelling 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 up to a height of 1.7m from the floor level.

05. 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 east facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

45. **PS Application 15/00518/FUL - Fishing Lakes, Yateley Road, Sandhurst**

Erection of 8 no. fishing yurts and timber platforms with ancillary facilities blocks, reception block and improvements to existing access road and car park.

A site visit had been held on Saturday 15 August 2015 which had been attended by Councillors D Birch, Brossard, Dudley, Finnie, Mrs Hayes, Hill, Ms Peacey and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Sandhurst Town Council's objections to the proposals on the following grounds:
 - The mass and scale of the proposed yurts creates a visual impact
 - The siting of the reception block and extended carpark in close proximity to the boundary is detrimental to the resident's privacy and amenity.
 - Should the application be granted then a condition is requested ensuring that a public right of way is installed along the River Blackwater.
- 12 objections received objecting to the proposal on the following grounds:
 - The planning proposal would be a complete change of use to an unregulated campsite
 - Proposal would be contrary to Policy EN10 as the proposal would harm the open, rural or undeveloped character of this site.
 - The proposal would be detrimental to the amenities of the residents of Belfry Mews.
 - Additional traffic and people visiting the site will generate additional noise and nuisance
 - The proposed reception block will become a gathering point and as a result will become a centre of noise and nuisance. The reception block should be moved away from the boundary with the properties on Belfry Mews. (Officer Comment: revised plans have been received amending the siting of this block)
 - This proposal if approved may contravene legislation to protect noise and nuisance.
 - The existing car park is already oversubscribed with 25-30 vehicles parked there at the weekends.
 - Fishermen urinate around the car park in view of the properties.
 - Currently there is no height/weight restriction in place allowing for large commercial vehicles to enter the site.
 - No mention has been made of waste or recycling facilities
 - Blackwater Valley is a protected conservation area for wildlife and this application will have detrimental effect on the protection and enhancements of wildlife.

- Proposal is located within Flood Zones 2 and 3 which could adversely affect adjacent areas.
- The yurts will reduce the swims available for existing users of the club.
- Opening up the footpath will reduce the security of the site.
- No restrictions on the fishing lakes are being proposed.
- The current site is not adequately managed at the moment so why should this application change things?
- The amended reception block position does not overcome initial concerns raised.

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 and other submitted details received by the Local Planning Authority:
 - PL-104 Received 01.07.2015
 - PL-101-B Received 01.07.2015
 - Barrell Plan Ref: 13109-BT2 received 12.06.2015
 - Flood Risk Assessment - 27237/001/001 received 12.06.2015
 - PL- 100 (Site location plan) received 12.06.2015
 - PL-202 (Ancillary Fishing Accommodation Proposed Floor Plans and Elevations (Facilities Block)) Received 12.06.2015
 - PL-102 (Yurt F Block 1,2) Received 12.06.2015
 - PL-200 (Fishing Yurt and Platform) Received 12.06.2015
 - PL-103 (Yurt 2, 3) Received 12.06.2015
 - PL-105 (Yurt 8 and F. Block 2) Received 12.06.2015
 - PL-201 (Reception Block) Received 12.06.2015
 - PL-401 (Reception block - Elevations) 12.06.2015
 - PL-101-C (Proposed Site Plan) received 29.07.2015
03. Prior to the commencement of development, the external materials to be used on the yurts, admin block and facilities block shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall be implemented in accordance with the approved materials.
04. The yurts hereby approved shall be occupied only by members of the fishing club in possession of a current yearly membership, and shall not be occupied by any individual person for any period exceeding 4 consecutive nights. Starting from the date of first use, a record of all occupiers shall be kept within a log book(s). The Log book(s) will be kept within the reception block, shown on plan PL-101-C received 29.07.2015 and log books for the preceding 5 years shall be made available for inspection at the request of officers of the Local Planning Authority during office hours.
05. The yurts hereby approved shall not be occupied by a person or persons as a residence.
06. No yurts shall be occupied 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.

07. Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the Local Planning Authority, detailing the containment, control and removal of Japanese Knotweed (*Fallopia japonica*) and Indian Balsam (*Impatiens glandulifera*) on site. The measures shall be carried out strictly in accordance with the approved scheme.
08. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
 - a) Risk assessment of potentially damaging development activities
 - b) identification of "biodiversity protection zones"
 - c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)
 - d) the location and timing of sensitive works to avoid harm to biodiversity features
 - e) the times during development when specialist ecologists need to be present on site to oversee works
 - f) responsible persons and lines of communication
 - g) the role and responsibilities on site of an ecological clerk of works or similarly competent person
 - h) the use of protective fences, exclusion barriers and warning signsThe approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details.
09. 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 proposed development shall be implemented in accordance with the approved scheme.

10. No yurt shall be occupied until details of the vehicle parking and turning space have been submitted to and approved in writing by the Local Planning Authority. The approved parking areas shall be surfaced and marked out in accordance with the approved drawing prior to the occupation of the first yurt. The spaces shall thereafter be kept available for parking at all times.
11. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference 27237/001 Revision A, dated March 2015 and prepared by Peter Brett Associates, drawing number PL-101-B dated September 2012 and the following mitigation measures detailed within the FRA:
 - o 8 Yurts to be located within flood zone 1 as shown in drawing number PL-101-B dated September 2012.
 - o Identification and provision of safe route(s) into and out of the site to an appropriate safe haven by locating the yurts in Flood Zone 1 as shown in drawing no. 27237/001/001 - Rev B dated 10 May 2013.The mitigation measures shall be fully implemented prior to occupation and maintained as such for the life time of the development.
12. No construction or ground clearance shall take place until a survey for otters has been conducted. If otter holts or other otter refuge sites are found to be present, a plan detailing the protection and/or mitigation of damage to them, and/or prevention of disturbance of otters occupying them, should be submitted to and agreed in writing with the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
13. The development shall not be occupied 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 complied with.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 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.

46. **Application 15/00608/3 - Hoffman Close Warfield**

Conversion of existing grass verge into a lay-by providing 3no. parking spaces.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Warfield Parish Council raised no objection to the proposal, subject to the provision of adequate root protection.

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 327 'Hoffman Close' received on 20 July 2015

4817 327L 'Hoffman Close - Tree protection details' received on 29 July 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. The tree protection measures shall be carried out in accordance with approved plan 4817 327L 'Hoffman Close - Tree protection details' , received by the Local Planning Authority on 29 July 2015 . The protection measures 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 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.

47. Application 15/00663/PAS - Garth Hill College, Bull Lane, Bracknell, RG42 2AD

Application for prior approval for the installation of 2 no. photovoltaics (PV) solar arrays on sports block roofs, one consisting of 136 no. frame mounted panes and other consisting of 56 no. frame mounted panels.

The Committee noted there was no objection from Bracknell Town Council and no neighbour representations received.

RESOLVED that Prior approval for the Solar Panels is not required.

CHAIRMAN