

**PLANNING COMMITTEE
17 SEPTEMBER 2015
7.30 PM - 0.06 AM**



Present:

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

Also Present:

Councillors Bettison, Leake and Turrell

Apologies for absence were received from:

Councillors Worrall

48. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 20 August 2015 be approved as a correct record and signed by the Chairman.

49. Declarations of Interest

Councillor Dale Birch declared a disclosable pecuniary interest in Agenda item nos. 14 [Application No 15/00623/FUL – Harts Leap Independent Hospital, 5 Windrush Heights, Sandhurst, Berkshire, GU47 8ET] and 15 [Application No 15/00624/FUL – Harts Leap Independent Hospital, 5 Windrush Heights, Sandhurst, Berkshire, GU47 8ET] as his personal dwelling adjoined the site.

The Chairman reported that Council's Monitoring Officer had granted a dispensation to all Members of the Committee to consider and determine Application No 15/00684/FUL – 15 Heath Hill Road North, Crowthorne [Agenda item no 17], notwithstanding the existence of an Affected Interest as defined in paragraph 8 of the Code of Conduct for Members, since the applicant was an elected Member of the Council.

50. Urgent Items of Business

There were no items of urgent business.

51. Application No 14/00337/FUL - Land West Of Wokingham Road, Wokingham Road, Sandhurst

Formation of a vehicular access and hardstanding to an existing site off the Wokingham Road (A321).

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.

- The objection of Sandhurst Town Council to the proposal on the following grounds:
 - i) this is a busy road with a 40 mph limit, the proposed entrance is in a potential overtaking zone which combined with the potential for slow moving vehicles would create a hazard;
 - ii) a suitable safe access already exists from the Wokingham Road/Dukes Ride roundabout to the north.
- Eight letters of representation received raising the following material considerations:
 - Development will significantly increase the risk of accidents on Wokingham Road. Access to the site should be from the existing approved route off Wellingtonia Roundabout.
 - The proposed route will adversely impact upon the existing woodland.
 - The applicant has had least two lorry loads of road scalplings delivered onto part of the constructed road within the site.
 - The A321 is a busy and fast road and with restricted views, the proposed new access is dangerous and unnecessary.
- The existing planning permission for the site contained included a condition that precluded commercial use.

RESOLVED that the application be **APPROVED** subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary, and specifically to add a condition that precludes commercial use of the site via this access:-

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:

001-1 Rev D - Site Location Plan received 20.10.14
 GEN-01 - Proposed New Access to Wokingham Road received 20.01.15
 Ecological Appraisal received 16.03.15
 Aboriculturalist Report dated 2 June 2015
03. 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:

Site access junction with Wokingham Road
 The off site highway works shall be completed in accordance with the approved scheme prior to the use of the access.
04. The first 10 metres of the access road, from the back edge of the adjoining highway shall be finished with a bonded surface.
05. The access hereby approved shall not be brought into use until visibility splays of 2.4 metres x 70 metres have been provided at the junction with Wokingham Road. 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.

06. The gate identified on the approved layout drawing 'GEN-01' as an emergency gate shall remain locked and shall be used for emergency vehicular access only. This gate shall be retained thereafter.
07. Any gates provided shall open away from the highway and be set back a distance of at least 12 metres from the edge of the carriageway of the adjoining highway.
08. The trees adjacent to the first 10 metres of the access road from Wokingham Road, shall be protected by erecting barriers at a distance specified in BS 5837:2012 (or any subsequent revision) Annexe D to the standard illustrated in BS 5837:2012 (or any subsequent revision) Section 6 (Figures 2 or 3) prior to the commencement of development (construction of the junction with Wokingham Road) and 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.
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 scheme shall be implemented as approved.
10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any structures aligning the proposed vehicular access 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.

52. PS Application No 14/00863/FUL - Land At Rear Of 4 Hayley Green Cottages, Forest Road, Hayley Green, Warfield

Erection of 3 no. dwellings including associated parking, access and amenity space.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, D Birch, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Warfield Parish Council had recommended refusal for the following reasons:
 1. The site of the proposed development is not identified as a site for future housing development in Bracknell Forest Council's Site Allocation Local Plan (July 2013) and is not within the settlement boundary identified therein.
 2. The proposed access road and car parking is close to the boundaries of adjacent dwellings and so the proposal would be detrimental to the living conditions of occupiers of the neighbouring properties because of noise and disturbance caused by increased traffic and the multiple manoeuvres required to access car parking spaces.
 3. The proposal will generate additional traffic movements into and out of Forest Road where vehicle speeds are known to be high and this would adversely affect road safety and impede the free flow of traffic.
- A total of 13 objections from 10 households, summarised as follows:
 - The land is outside the settlement boundary and therefore inappropriate development.
 - The development would have a detrimental impact upon the rural character of the area.
 - The land has never been built on.
 - The design of the dwellings is not in keeping with the character of the area.
 - The density is out of keeping with the character of the area.
 - By removing part of the dwelling at no. 4 this would result in noise, hygiene concerns from bins and overlooking to neighbouring properties.
 - The proposed dwelling would result in a reduction in natural light to neighbouring properties.
 - There is a high level of housing planned in north of the borough so this site is not necessary.
 - The backland development is out of keeping and would threaten the peaceful rear gardens of neighbouring properties.
 - The amenity land left for 4 Hayley Green Cottages is not acceptable.
 - Concern over noise and disturbance of construction vehicles.
 - There will be a significant increase in noise and light pollution created by the additional dwellings.
 - Approving this would set a precedent for back land development.
 - The storage of caravans generates very little traffic.
 - The access to the site is inappropriate and impractical and has poor visibility.
 - There have been a number of crashes along Forest Road; cars regularly exceed the 30mph speed limit.
 - There is not enough parking proposed.
 - There is no space for visitors to park.
 - There is no street lighting on Forest Road.
 - Residents of Hayley Green Cottages park their cars on the land that will be used for access.

- Construction vehicles and emergency services would not be able to access the site.
- The proposal for internal circulation and vehicular movements would therefore create a safety hazard.
- The additional vehicles entering onto Forest Road would increase the risk of accidents on the highway.
- There would be a significant increase in traffic.
- The introduction of double white lines in the middle of the road would be unsightly.
- Neighbouring property has a Right of Easement across the land.
- The proposal would reduce the security to the rear of the neighbouring properties.
- Refuse bins would clog up the frontage and create a visibility issue.
- Concerns over impact upon trees.
- Concerns over the impact upon footings of 1-4 Hayley Green Cottages which were built 1830 - 1850.
- Concerns over the capacity of the drainage system.
- Concerns over the impact upon biodiversity and that Ecology Report is out of date
- Goose Corner floods as there is a stream at the front. This development would make it worse.
- amendments do nothing to alleviate safety dangers to and from the site
- dispute over rights to the land to the side of the Cottages means that all cars/vans which park there will move onto Forest Road, increasing hazards. If vehicles are parked on the north side of Forest Road, it is extremely difficult to see approaching vehicles or their speed. 30mph speed limit is frequently exceeded.
- increased vehicular movements to and from the site, along with vehicles parking on Forest Road will restrict and obscure visibility for those exiting the access at Goose Corner.
- The residents of Hayley Green Cottages and the New House have been parking on the piece of land between 4 Hayley Green Cottages and the New House for a number of years. The proposed development plan shows the track being widened to encompass more of this land. This will encourage on street parking and lead to vehicles waiting in the highway to pass parked cars or to access the site.

The impact of this will :

- Reduce the visibility splays either side of the exit on to the Forest Road
- Create additional traffic problems on the Forest Road with the width of the Forest Road being reduced to a single lane due to parked cars
- Adversely impact pedestrians and cyclists using the Forest Road as cars often park partially on the pavement that runs alongside the Forest Road.
- The driveway from the proposed development to the Forest Road does not include a pedestrian walkway which means anyone walking on foot from the new development to the Forest Road will be walking on the gravel driveway, which will put these individuals in danger from traffic travelling to and from the development.
- The residents from Hayley Green Cottages 1 -3 have a right of easement across the back of No 4 and along the track at the side. There will be a safety issue with the increased traffic flow to and from the development, which will put the residents of Hayley Green Cottages at risk for their safety when using the pedestrian access.
- One of the requirements from the previous planning application was to provide adequate amenities for No 4. On the plan submitted on 6th July it is

unclear of where these amenities are and the size available to No 4. There is a small triangle of land at the rear, which is only large enough for the wheelie bins belonging to no 4 but there is insufficient space for a washing line or an area to sit out on. Plus the pedestrian right of way crosses this triangle of land and therefore across the amenity strip.

- The current development does not comply with the 12 core planning principles outlined in NPPF para. 17.
- There is no evidence that the design of the development will be of a high quality and a good standard as evidenced by the development work completed at No 4.
- This land has not been previously developed and has been used for storage of caravans only. Therefore this means a change of use and will urbanise the area, which has been classified as semi-rural.
- Increase in hardstanding will have an impact on the water table and create a flood risk to the surrounding properties when there was not a risk before. The increase in cars that will be travelling to the properties of Hayley Green and Goose Corner will impact increase carbon emissions in close proximity of the existing residents' gardens.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Lindsay Prendergast who represented the objections of local residents to the proposed development and Thomas Rumble representing the Agent, on behalf of the applicant.

During consideration of the application, questions were raised about whether the access road to the proposed development complied with the requirements regarding attendance of fire appliances. A motion was moved and seconded to defer consideration of the application.

RESOLVED that the application be deferred for further information as to the adequacy of the access road for the attendance of fire appliances.

53. PS Application No 14/01201/FUL - Land West Of Old Wokingham Road, Old Wokingham Road, Wokingham

Proposed erection of 116 dwellings with associated access, highways works, drainage works (SUDS), open space and landscaping, including provision of Suitable Alternative Natural Green Space (SANG). (Duplicate application submitted to neighbouring authority).

The vast majority of this site was within Wokingham Borough Council (WBC), including all the proposed buildings. The Old Wokingham Road access and a narrow strip of land within the site approximately 2-3 metres wide, including a ditch adjacent to Old Wokingham Road, was within Bracknell Forest. WBC's Planning Committee had considered a duplicate application on 16th September 2015 and had resolved that the Head of Development Management be authorised to grant planning permission subject to the completion of a satisfactory S106 Legal Agreement.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Crowthorne Parish Council had recommended refusal on the following grounds:
 - Overdevelopment of the area
 - This development is not sustainable without major financial contributions to Bracknell Forest from Wokingham Borough to cover and enhance public transport and highways

- All links are via Bracknell Forest roads
- Additional traffic on already overcrowded roads
- Already overcapacity at road junctions
- Additional threat to air quality
- Internally to the development the roads are narrow and winding, putting residents relying on utility and safety vehicles (ie fire/police/ambulance) at risk
- There is only one access/egress to the development, once again putting residents at risk
- Residents will have to travel outside the immediate area for employment
- On the TRL development, secondary school aged children are scheduled to go to Easthampstead Park. However, similar aged children, who will reside on this development which is in Wokingham Borough, will be allowed to go to Edgbarrow School in Bracknell Forest. CPC strongly objects that Crowthorne students will be disadvantaged by Wokingham students
- There is already a shortage of health care in Crowthorne, with no additional provision for a doctor's surgery
- Wokingham Without Parish Council had objected to the proposals on the following grounds:
 - That the application has been through too many amendments and should be resubmitted. (NB: the amendments to the applications have been fairly minor and have seen the number of units reduced).
 - The development is unnecessary, WBC has enough housing land supply (NB: The site is allocated for housing in WBC development plan and forms an important part of WBC's housing land supply)
 - Insufficient existing infrastructure to cope with this development (NB: The development is CIL Liable and therefore will contribute to infrastructure (within WBC) in the same way as any other residential development, the development also secures the provision of a SANG)
 - Development provides excessive strain on the essential greenspace between Bracknell, Crowthorne and Wokingham (NB: The SANG will partially provide this buffer. The site is allocated for housing in WBC development plan).
 - Overdevelopment when considered with the cumulative impact of other developments, particularly in terms of infrastructure provision. (NB: The development is not dependent on the TRL. The suitability and deliverability of the site was considered as part of WBC's site allocation process)
 - Risk to Local Landscape Character
 - Loss of Visual Amenity/visual intrusion
 - Biodiversity & Ecological Risk (NB: Ecological risk and adequacy of the SANG has been considered by WBC Ecologist and Natural England and is considered acceptable)
 - Surface Water Flooding Risk (NB: Drainage solution is considered satisfactory by WBC drainage consultants and the EA)
 - Concerns over transport
 - No collaboration between WBC and BFC
- 12 letters of objection had received, in addition to 82 letters received by WBC. The following summarises the planning issues raised:
 - Principle of development & impact to character/locality:
 - Scheme considered overdevelopment of the site
 - Too many units on the scheme compared to allocation of around 100
 - Crowthorne has already had its fair share of development
 - Crowthorne is already overdeveloped
 - Cumulative impact of this development along with the TRL development, Broadmoor and others is unacceptable
 - The initial allocation of this site does not accord with the duty to co-operate
 - Enough development is planned for the area. This housing isn't required

- Crowthorne doesn't need flats
- This site acts a valued buffer to other development/settlements
- Will erode the village feel of Crowthorne
- Loss of visual amenity from Hatch Ride/Old Wokingham Road
- Housing on this site will affect the green character or character of adjacent housing/localities
- Character of development is unlikely to be satisfactory with regards some unit types and with the design of the affordable housing
- Density is too high
- Could set a precedent for out of settlement development of buildings with large plots
- Permission for an access should not be granted/access is not suitable
- Potential issues of highway safety for motorists, pedestrians and cyclists
- Already too much queuing and traffic pressure on Old Wokingham Road/Nine Mile Ride/Wider network and associated junctions
- There have been a number of accidents in the area already
- Vehicles regularly speed on Old Wokingham Road
- Insufficient public transport around the site
- Development will cause cumulative traffic problems
- Site is not in a sustainable location
- Poor public transport in the area
- Unacceptable traffic capacity risk based on unsound assumptions
- Insufficient parking
- Could lead to loss of privacy and overlooking
- Could lead to loss of light
- Risk of overbearing
- Could lead to additional noise and pollution/air quality issues
- Development should be better screened from other houses
- Revisions to the plan are to the detriment of Hatch Ride residents as the buffer is reduced. Buffer is still not sufficient
- Existing charities land provides leisure/walking opportunities
- Original southern buffer with rear gardens was better
- Proposals could lead to a negative impact upon ecology, particularly great crested newts, reptiles, owls and nearby SPAs and SSSIs
- Potentially Japanese knotweed in the area
- Too much loss of vegetation/mature woodland - more vegetation should be retained
- Potential impact upon trees and other vegetation
- Lack of School spaces, Doctors' capacity etc.
- Shops and garages may not have capacity
- Potential problems with water infrastructure
- Development can't piggyback on the back of the TRL development
- Should be more joined up thinking between Wokingham and Bracknell Council
- Some of the works are on Bracknell Forest Land and approval of works may not be with in WBCs gift
- Residents of Hatch Ride used to have direct access on to green space
- Infrastructure money may be spent away from Crowthorne
- 40% affordable housing is out of line with surrounding area
- Affordable housing should not be provided here
- On site drainage is poor/risk of flooding. Loss of trees which help with drainage is not desirable
- May impact on ground water
- Limited employment opportunities within Crowthorne, this has sustainability implications
- Lack of waste/sewerage capacity in the area

- Drainage solutions not acceptable. May increase - risk to surrounding properties including those in Hatch Ride
- PD rights should be removed

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

RESOLVED that the application be **APPROVED** subject to the completion of a satisfactory S106 Obligation to secure a financial contribution towards a Toucan crossing on Old Wokingham Road and the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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 approved plans received by the Local Planning Authority, to be specified in detail by the Head of Planning.
03. Prior to the commencement of the development (including tree felling), full details of the location and specification of any footpaths, bridges, tree protection measures, management responsibilities (including timescales and maintenance schedules) and details of new planting within that part of the landscape buffer adjacent to Old Wokingham Road that falls within the Borough of Bracknell Forest shall be submitted to and approved in writing by the local planning authority. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, ground levels adjacent to trees and an implementation timetable. All landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
04. No trees, shrubs or hedges shown as being retained on the details approved under condition 03 shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the Local Planning Authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.
05. No development shall take place, including any works of site clearance, 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 construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
 - ii) loading and unloading of plant and materials,
 - iii) storage of plant and materials used in constructing the development,
 - iv) The phasing of construction
 - v) Lorry routing
 - vi) types of piling rig and earth moving machinery to be utilised and measures proposed to mitigate the impact of construction operations
 - vii) measures to control the emission of dust and dirt during construction,
 - viii) measures to prevent the deposit of materials on the highway and details of wheel washing facilities
06. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00 am and 6.00pm Monday to Friday and 8.00 am to 13.00pm Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority.
07. Prior to the occupation of any dwelling on the site, an area of Suitable Alternative Natural Greenspace (SANG) shall be laid out in accordance with the approved SANG Management Plan and made available for use by the public.
08. No development (other than tree felling) shall commence until a programme of archaeological evaluation in accordance with the written scheme of investigation prepared by West Sussex Archaeology and dated June 2014 (or an equivalent scheme) which has been submitted by the applicant and approved by the planning authority. The archaeological evaluation results shall inform archaeological mitigation measures that may subsequently be required, which will be submitted to the Planning Authority for agreement in writing.
09. No development (other than the construction of the access) shall take place until the access onto Old Wokingham Road has been constructed in accordance with the approved plans.
10. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) compiled by Odyssey Markides LLP, and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and in accordance with the approved timing / phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
11. No dwelling shall be constructed to practical completion on the site until the following highway works have been completed:
- a. improvements to the Nine Mile Ride/ Old Wokingham Road junction in general accordance with the works shown on drawings (Plan Nos to be specified by Head of Planning);
 - b. construction of a cycle way on the west side of Old Wokingham Road between Rowan Drive and Hatch Ride in general accordance with the works shown on drawing (Plan Nos to be specified by Head of Planning);
 - c. improvements to the Old Wokingham Road/ Hatch Ride junction, incorporating safe provision for cyclists between the conclusion of the

cycle way required under point b. and Hatch Ride in general accordance with the works shown on drawings (Plan Nos to be specified by Head of Planning);
d. the clearing and reinstating as required of the existing footway on the west side of Old Wokingham Road to its original width where it is encroached by vegetation, and the clearing of vegetation from the ditch.

In the event of a S106 Obligation not being completed by 17.11.2015 the Head of Planning be authorised to **REFUSE** the application on the grounds of:-

01. The development would not make adequate provision for pedestrians and cyclists to access the services and amenities to be provided as part of the future development of the adjacent former TRL site. In the absence of a section 106 Obligation to secure a financial contribution towards the provision of a Toucan crossing of Old Wokingham Road at an appropriate stage in the development of the former TRL site, the proposal would be contrary to Policies M4 and M6 of the Bracknell Forest Borough Local Plan, and Policies CS23 and CS24 of the Core Strategy Development Plan Document."

54. **Application 15/00366/FUL - Land At Bowman Court, Dukes Ride, Crowthorne**
Erection of 36 dwellings (9no open market houses and 27no dwellings to be retained by Wellington College to accommodate teachers) with associated vehicle access (including formation of a new access onto Dukes Ride), parking, landscaping and open space.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Crowthorne Parish Council had raised no objection.
- Seven letters of representation received raising the following material considerations:
 - Development will significantly increase the risk of accidents on Dukes Ride. Access to the site should be from the existing route through Wellington Business Park. Traffic calming measures should be introduced onto Dukes Ride.
 - Support the principle of building houses on this site, but the site would be better served by fewer units with increased space between properties.
 - Objects to the loss of fruit trees on the site that comprise a small orchard with historical value. New fruit trees could be included along the southern boundary of the site.
 - Do not object to the proposal but would like to see enhancements to the junction of the private road to serve the southern part of the site and Wellington Business Park to improve safety within the Business Park. The turn is sharp, forcing cars onto the wrong side of the road. Double yellow lines within the Business Park should be extended to prevent parking that forces cars onto the wrong side of the road. Increased traffic to the housing site will exacerbate safety concerns. There should be no reduction in parking for the Sports Club in front of the site as this will push parked cars into the Business Park. Construction traffic should not use the road through the Business Park.
 - Development will result in the loss of the only Green Space on Dukes Ride.

- Construction parking should take place within Wellington College grounds and not permitted in Fincham End.

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

- measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA)
- the provision of additional contribution to off site affordable housing
- maintenance of the drainage strategy
- Securing a S278/38 agreement for the construction of the access road (including turning head) from Dukes Ride to serve plots 1-9
- Securing a S278/38 agreement for the construction of the access road and footways on Smiths Path and within the site (including turning head) to serve plots 10-36
- Securing public rights over private land within the site

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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 on 23.04.15, 01.07.15 and 14.07.15:-
 2223-A-1000-B
 2223-A-1005-W
 2223-A-1006-C
 2223-C-1010-E
 2223-A-3000/D
 2223-A-3005-F
 2223-A-3010-D
 2223-A-3015/F
 2223-A-3020/D
 2223-A-3030-C
 2223-A-3025-D
 2223-A-3035-D
 2223-A-3040-C
 2223-A3045-C
 2223-A-3050-C
 2223-A-3055-D
 2223-A-3056-E
 1398/001/E
 1398/002/H
 8881-D-01/D
 8881-SK-03/A
 30582/AC/025
 30582/AC/026
 30582/AC/027

03. No development shall take place until samples of the materials to include bricks, roof tiles and render, 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 a means of vehicular access from both Dukes Ride and Smiths Path has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
05. No dwelling shall be occupied until a means of access for pedestrians and cyclists (including details of the management of the footway link within the site) has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
06. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 meters measured from the surface of the adjacent carriageway.
07. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.
08. 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 covered and secure cycle parking facilities. No dwelling shall be occupied until the cycle parking serving it has been provided in accordance with the approved scheme. The facilities shall thereafter be retained.
09. No gates shall be provided at the vehicular accesses to the site.
10. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
11. 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:--
 - the site access with Dukes Ride
 - alterations to Smiths Path from Wellington Business Park to the siteThe 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 scheme.
12. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall 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.

13. 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) Illustrations 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.
14. The protective fencing and other protection measures specified by condition 13 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.
15. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-
- a) Induction and personnel awareness of arboricultural matters.
 - b) Identification of individual responsibilities and key personnel.
 - c) Statement of delegated powers.
 - d) Timing and methods of site visiting and record keeping.
 - e) Procedures for dealing with variations and incidents.
- The programme of arboricultural 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 Planning Authority following each visit.
16. 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) Programme 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.
17. 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.
18. 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.

19. No development shall take place until:-

(i) details of all proposed alterations to the ground levels within the site within 5 meters 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) Specific cross section profile drawing at a scale of 1:200 for plot 6 showing its relationship to existing trees.
- d) 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.

20. No development shall take place 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. To include trees of the following minimum planting size Height 4-5 metres Stem Girth 25-30cm
- 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) Detailed schedule of Orchard planting accompanied by a specific Comprehensive 10 year post planting maintenance schedule.
- f) Means of enclosure (walls and fences etc)
- g) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- h) Recycling/refuse or other storage units, play equipment
- i) Other landscape features (water features, seating, trellis and pergolas etc).

Part 2: Implementation

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.

21. 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. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation
22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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., C, D and E] of Part 1 of the Second Schedule of the 2015 Order shall be carried out.
23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order England 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 a dwelling house
24. A landscape and ecological management plan (LEMP) for the proposed orchard shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development. The content of the LAMP shall include the following:-
 - a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organization responsible for implementation of the plan
 - h) On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

25. 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.
26. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.
27. The development hereby permitted shall be implemented in accordance with the submitted Energy Demand Assessment and save as otherwise agreed in writing by the Local Planning Authority, the building(s) constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment.
28. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works (which may comprise more than one phase of investigation), in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is within an area of archaeological potential. A programme of works is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF.
29. The development hereby permitted 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 phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

30. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
31. 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 free standing external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.
32. There shall be no restrictions on the use of the car parking spaces to serve units 10-36, other than shown on the approved plan as being marked as for the sole use of individual units.
33. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.
34. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the submitted plans.
35. Units 10-36 shall be occupied only by staff employed at Wellington College and their families.

55. Application No 15/00464/FUL - Parkham, St Marks Road, Binfield

Retention and refurbishment of Parkham to provide 5 residential flats, demolition of remaining buildings and erection of 13 residential dwellings with associated car parking and landscape works.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, D Birch, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Binfield Parish Council had recommended refusal of the application for the following reasons:
 - There is insufficient parking on the site for residents and visitors which could lead to inappropriate parking in the Popes Meadow car park and hazardous parking on St Marks Road
 - There should be improvements to the footpath along St Marks Road.
- 4 objections had been received from residents of surrounding properties, summarised as follows:
 - We would like assurance that the existing screening to Goodrich House will be kept otherwise our privacy will be seriously affected.
 - Overdevelopment adding more houses to the site. Greater occupancy level.

- Will put more cars onto nearby congested roads and place more stress and detriment on local amenities than previous proposal.
- Loss of trees along the boundary from listed properties Popescroft and Littlehurst. Trees provide vital boundary screening and protect sightlines of Listed Building.
- Loss of wildlife from tree removal.
- Level of traffic too much combined with Temple Way, Foxley Lane (and upcoming Blue Mountain) developments. Traffic assessment should consider all developments holistically.
- Residents may be forced to park along St Marks Road causing serious obstruction.
- Question suitability of a chainlink fence between boundary of development and St Marks Church.
- The Binfield Neighbourhood Development Plan had been submitted on 16 September 2015 and as the Council had yet to determine whether it met the requirements for publication, it did not constitute a material consideration in decision taking.

RESOLVED that:

- (1) In order that a suitable sustainable urban drainage scheme can be secured, authority be delegated to the Head of Development Management to agree a scheme and to amend, add to or delete conditions as he considers necessary and to amend the requirements within the S106 as necessary to secure the operation and maintenance of the sustainable drainage system for the lifetime of the development.
- (2) 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 Basin Heaths Special Protection Area (SPA).
 02. Provision to secure the adoption of the estate road and footpath to ensure the pedestrian route through the site.

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 documents:-

22990-SL01
 22990 - CSL-01-REV B
 2990-SL-500B+W REV E
 22990 - SEP -10-REV B
 22990-SE01 -REV A
 22990-CBS-01
 22990-APP_01
 22990-APP-02
 22990-APP_03
 22990-APP-04A
 22990-APP-05A
 22990-HT-A-01-REV A

22990-HT-A-02A-REV B
 22990-HT-A-03A- REV B
 22990-HT-B-01- REV A
 22990-HT-B-02A-A
 22990-HT-C-01
 22990-HT-C-02A
 22990-HT-C-03A
 22990-HT-D-01
 22990-HT-D-02A
 22990-HT-D-03A
 22990-HT-E-01-REV B
 22990 HT-E-02A REV A
 22990-VT-01-B
 22990-SK01
 MILL 19920-03 REV D
 PKH-902-REV P5
 PKH-903-REV P3
 PKH-906-REV P4
 PKH-908-REV P3
 MILL-19920-11 REV A
 666156-DWG-SBU-105 REV T2
 666156/102 REV T4

03. The materials to be used in the construction of the development hereby approved shall be in compliance with those included on the External Material Specification sheets dated 30 July 2015 Rev A in respect of plots 1 and 2, plot 3, plots 4 and 5, plots 6-11, plots 12-16 and plots 17 and 18.
04. The development hereby approved shall be strictly in accordance with soft landscaping plan MILL-19920-11 REV A and the post planting maintenance schedule submitted with the application. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the above details, 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. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.
05. The 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 (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

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 garage accommodation shall be retained for the use of the parking of vehicles at all times.
08. 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.
09. All ecological measures and/or works shall be carried out in accordance with the details contained in the report produced by AA Environmental Limited (ref: 143237/JDT) dated 8 May 2015 and separate letter produced by AA Environmental (ref:143237/ARB) dated 1 July 2015. The biodiversity enhancements to include bird and bat boxes shall be implemented prior to the occupation of the development and shall be retained therein.
10. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans [drawing 22990-SEP-10 B).
11. The development shall not be occupied until a means of access for pedestrians has been constructed in accordance with dwg 22990-SL-500-B+W-E dated April 2015.
12. No development shall take place until all the visibility splays shown on the approved drawing 22990-SL-500-B+W E have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
13. The dwelling(s) shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
14. The development shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing 22990-SL-500-B+W E. The spaces shall thereafter be kept available for parking at all times.

15. The garage door for the houses on Plots 2, 10 and 11 shall be of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.
16. The development shall not be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing 22990-CBS-01 and site plan 22990-SL-500B+W E.
17. No gates shall be provided at the vehicular access to the site.
18. The development shall be constructed strictly in accordance with the Site Welfare and Traffic Management Plan Dwg PKH-903 P3 dated 20 July 2015 and Method of Construction Statement (Revision A, dated 21st July 2015).
19. The development shall not be occupied until a 1.2 metre wide footway has been constructed on the eastern side of St Marks Road between the site access and Sampson Park to include a tactile crossing point at Sampson Park, in accordance dwg SEP-10 B dated May 2015.
20. No dwelling shall be occupied until the boundary treatments shown on dwg PKH-908 P3 dated 20 July 2015 have been implemented in full.
21. The development shall be constructed in compliance with the Arboricultural Impact Assessment and Method Statement produced by ACD Arboriculture dated 20 August 2015 and associated tree protection plan MILL19920-03D.
22. The services to the site shall be laid out in compliance with dwg PKH-902 P5.
23. Prior to the occupation of the flats a site plan shall be submitted showing how the parking will be allocated to the flatted building. The parking shall be allocated in accordance with the approved plan and thereafter retained in accordance with the plan.
24. Prior to the occupation of units 17 and 18 a management plan shall be submitted to and approved in writing with the Local Planning Authority to consider the maintenance of the protected oak trees situated to the western (front) boundary of these plots. The approved management plan shall be observed, performed 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 that have first been submitted to and approved in writing by the Local Planning Authority.

In the event of the S106 planning obligation(s) not being completed by 17th 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

56. **Application No 15/00507/FUL - 5 Hawthorn Close, Bracknell, RG42 1YB**

Erection of a part single storey and part two storey side extension following demolition of garage and utility room.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting, which included details of an additional letter of representation from the applicant.
- Bracknell Town Council had raised no objection.
- An objection had been received from the occupants of the residential property of No.4 Hawthorn Close on the grounds that the proposal will cause a loss of light to their first floor side bedroom window.

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:
L/2118 'Existing plans and elevations'
L/2118/1 (Amended) 'Proposed plans and elevations'
03. The materials to be used in the construction of the external surfaces of the part single storey, part two storey side extension hereby permitted shall be similar in appearance to those of the existing building.
04. The 2 no. existing parking spaces on the existing driveway shall be retained for the use of parking vehicles at all times.

57. **Application 15/00530/FUL - 7 Flint Grove, Bracknell, RG12 2JN**

Erection of part two storey part single storey front and side extensions following demolition of garage and conservatory.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, D Birch, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Bracknell Town Council had expressed reservations regarding the height of the proposed extensions and the proximity of the side and rear extensions to the boundary with 8 Flint Grove, however it did not raise an overall objection.
- Four objections had been received from the occupants of neighbouring properties, summarised as follows:
 - The proposal would be out of character with the host dwelling and the surrounding area, including its front projection, and would result in a terracing impact.
 - The proposal would result in an adverse loss of light and overlooking impact to the occupants of 8 Flint Grove

- There are concerns over the long-term stability of the proposed extensions in relation to the adjoining dwelling of 8 Flint Grove
- The proposal would provide the potential for the dwelling to be converted into a House in Multiple Occupation (HMO)
- The proposal may result in long-term problems relating to surface water drainage and sewerage capacity.
- The proposal would be out of character with the surrounding area.
- The amended plans do not address concerns that the proposal would result in an adverse impact on the character of the surrounding area, including by forming a terracing impact, and would result in an adverse overlooking impact on the occupants of 8 Flint Grove.

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 26 August 2015:

FG/07/03 Rev. A 'Proposed' [Plans & Elevations]
FG/07/04 Rev. A 'Location & Block 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.
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 windows at ground floor level or above shall be installed on the north-facing side elevation of the development hereby permitted, with the exception of the roof lantern shown on the approved plans.
05. The 1no. window serving the bathroom on the first floor of the front extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight. Any replacement windows shall be glazed and fixed to this standard, and retained as such.

58. Application No 15/00547/FUL - Orchard Lea, Drift Road, Winkfield

Part redevelopment of existing office buildings to provide 14 residential units (Class C3) together with garages, balconies, hard and soft landscaping, open space and reconfiguration of car park and closure of entrance off Winkfield Lane.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Council had raised no objection.
- No other representations had been received.

RESOLVED that subject to confirmation by the LLFA that an acceptable drainage strategy has been submitted, planning permission be granted subject to the following

conditions amended, added to or deleted as the Head of Planning considers necessary:-

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:

752-PL-2.101A house conversion floor plans
752-PL-2.201A proposed apartments plans
752-PL-3.101A existing & proposed Orchard Lea House elevations
752-PL-3.102A existing & proposed Orchard Lea House elevations
752-PL-3.103A existing & proposed Orchard Lea House elevations
752-PL-3.201A apartment block elevations
752-PL-3.202A apartment block elevations

received by the Local Planning Authority on 22.06.2015

752-PL-1.101G proposed site plan
752-PL-1.104B proposed site plan – roofscape
752-PL-2.501B proposed garage and bike shed plans & elevations
752-PL-4.501D existing and proposed massing sections

received by the Local Planning Authority on 18.08.2015

1398a-01F soft landscape proposals
13989a-02F soft landscape proposals (outline)
13989a-02E soft landscape proposals (outline) (sheets 1&2)
1398a-08F landscape management plan

received by the Local Planning Authority on 21.08.2015

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall;
a) match those of the existing building, or
b) shall be as unless otherwise agreed in writing by the Local Planning Authority.
04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
05. No dwelling shall be occupied until the existing accesses to the site identified on the approved plan as to be closed have 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.
06. No dwelling shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

07. 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. The spaces shall thereafter be kept available for parking at all times.
08. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
09. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings.
10. 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

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.

11. 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 (including piling noise)
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) 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..
12. No noisy demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.
13. Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" to agreed timescales and approved by the local planning authority in writing.
14. 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 site clearance shall thereafter be carried out in accordance with the approved scheme.

15. The development hereby permitted shall be carried out in accordance with the mitigation measures detailed in Viewpoint Associates LLP's Biodiversity Mitigation Plan, dated 27/05/2015, unless otherwise agreed in writing by the Local Planning Authority.
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, 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.
17. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition and other works to any buildings on site to avoid the potential of harm to bats has been submitted to and approved by the local planning authority. The content of the method statement shall include:
 - the purpose and objectives for the proposed works
 - detailed designs and/or working methods to achieve the stated objectives
 - extent and location of the proposed works shown on an appropriate plan
 - a timetable for implementation
 - details of persons responsible for implementing the worksThe works shall be carried out strictly in accordance with the approved details.
18. If more than 2 years elapse between the previous bat and Great Crested Newt surveys and the due commencement date of works, updated bat and Great Crested Newt surveys shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The mitigation measures shall thereafter be carried out in accordance with the approved scheme.
19. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement/Pre-assessment Estimator and shall be retained in accordance therewith.

20. 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.

21. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the amended landscape scheme detailed in the approved landscape drawings by Viewpoint Associates LLP's, dated 18.08.2015 and the Landscape Management Manual dated 08.06.2015, 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.
22. Tree protective fencing and other tree protection measures shall be carried out in full accordance with the details contained in the arboricultural impact statement and method statement by Barrell Tree Consultancy dated 18th August 2015. Tree protection measures shall be put in place 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.

23. No retained tree or hedgerow (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority. If within a period of 5 years of the completion of the development any trees or hedgerows shown to be retained on the approved plans are removed, uprooted, destroyed, die or become diseased another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it written consent for any variation.
24. 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 or as may otherwise be agreed in writing by the Local planning Authority.
25. 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, E, F and G of Part 1 of the Second Schedule or the erection or alteration of a gate, fence, wall or other means of enclosure permitted by Class A of Part 2 of the 2015 Order shall be carried out.

59. **Application 15/00554/FUL - The Hermitage, Herschel Grange, Warfield**

Section 73 Application for the variation of condition 02 of Planning Permission Ref: 620217 granted on the 29th November 1994 which allowed for the increase in the number of mobile homes from 10 to 11, to allow for an increase to 14 mobile homes.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, D Birch, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- Warfield Parish Council had raised an objection to the proposal on the following grounds:
 - The proposal represents an undesirable overdevelopment of the site.
 - Concerned at the loss of soft landscaping and amenity land which will result from any increase in number of units on the site.
 - Concern that there will be insufficient land available for resident and visitor parking if the number of units on the site is increased.
 - Does not believe that the plans showing parking adjacent to each home can be achieved due to the size of the plots.
- Eight letters of representation have been received raising the following material considerations:
 - The proposed increase in the number of caravans will result in cramped arrangement representative of overdevelopment
 - The proposal will result in a loss of onsite amenity space
 - The proposal does not demonstrate how the site will accommodate resident and visitor parking.
 - The residents and visitors of The Hermitage often park within the street outside the site which impacts upon the existing residents of Herschel Grange

- Concerns that the proposed parking plan submitted with this application will never be implemented.

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 Basin Heaths Special Protection Area (SPA).

That the application be **APPROVED** subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. This permission and parking areas shown on plan 14/644A-003 Rev B hereby permitted shall be completed before the expiration of 10 months 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.

14/644A-001 - Site Location Plan Received 15.06.15
14/644A-003 Rev B - Proposed Site Layout Received 10.08.15
03. No more than 14 caravans (or mobile homes) shall be sited on the site at any one time.
04. The provision of 2 car parking spaces per caravan shall be implemented as approved and retained thereafter at a ratio of 2 car parking spaces per caravan in accordance with approved plan 14/644A-003 Rev B unless otherwise agreed in writing by the Local Planning Authority.

In the event of the S106 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).

60. **PS Application No 15/00623/FUL - Harts Leap Independent Hospital, 5 Windrush Heights, Sandhurst**

Erection of 3 no 3 bed detached and 6 no 4 bed dwellings with garages following demolition of all existing buildings.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, Bettison, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting, including additional representations from an objector querying some statements in the officer report relating the access to the proposed development.
- Sandhurst Town Council had objected to the proposal on the following grounds:
 - the volume of traffic combined with the difficulty in negotiating access to the development would be detrimental to the amenity of Dale Gardens residents
 - Pedestrians would be put at risk by the lack of a footway along the narrow access road, exacerbated by poor visibility;
 - The access road does not meet the minimum width requirement for access by a fire appliance;
 - The density of housing will result in a cramped development that is not in keeping with the surrounding properties.
- Eighteen letters of objection had been received, summarised as follows:
 - Access should be by both Dale Gardens and Windrush Heights for traffic, parking and road safety reasons.
 - Access for service vehicles.
 - Increase in traffic on Dale Gardens, Windrush Heights and the surrounding road network.
 - TRICS data in the transport statement is misleading and the care home did not ever operate at capacity.
 - Inadequate visitor parking.
 - Road safety.
 - New footpath will result in Windrush Heights becoming a shortcut and possible overspill car parking area.
 - Additional traffic in Windrush Heights will cause severe congestion.
 - Concerns over impact of additional traffic on the road in terms of sink holes in Dale Gardens.
 - Access constraints for larger vehicles on Dale Gardens.
 - Too many houses resulting in high density and cramped development.
 - Potential noise and disturbance to surrounding properties from the development itself, the access road and construction traffic.
 - Retention of area for open communal garden would be more in keeping with ground's original use.
 - Emergency vehicle access.
 - Concerns over rights of way over 4 Windrush Heights
 - Impact on and management of trees.
 - Reduction in screening of site through removal of trees and planting
 - Concerns over houses at a lower level being hemmed in.
 - Overlooking concerns.
 - Clarity should be sought over replacement landscaping.
 - Proposals will be out of keeping with the area.
 - Houses are too tall
 - Proposals will result in a car dominated street scene.
 - Parking during construction.
 - Large vehicles manoeuvring close to existing properties in Dale Gardens creates anti social atmosphere.
 - Cars park in existing hammerhead which makes the roads more restricted.
 - Proposals contrary to development plan with regards to character and appearance and prioritising pedestrians, cyclists and public transport.
 - Consideration should be given to removing trees to improve access, site viability and amenity of residents.
 - Flood risk and drainage.
 - Pedestrian safety.
 - Refuse and waste.

- Biodiversity.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mr Peter Holbert, who represented his objections to the proposed development, and Paul Dickinson representing the Agent, on behalf of the applicant.

A motion to authorise the Head of Planning to approve the application subject to conditions (and following the completion of a planning obligation) as recommended in the Officer report was put to the vote and was lost. An alternative motion to refuse planning permission was put to the vote and was carried.

RESOLVED that application 15/00623/FUL be **REFUSED** for the following reasons:

1. Visibility at the proposed access would be substandard, obstructed by vehicles parking on Dale Gardens either side of the proposed access, resulting in a hazard to road users and pedestrians to the detriment of highway safety. The development would therefore be contrary to Policy CS23 of the Core Strategy Development Plan Document.
2. The proposal, by reason of its siting would result in an overbearing impact to the detriment of the living conditions of the neighbouring properties in Dale Gardens. The proposed development would therefore be contrary to Policy EN20 of the Bracknell Forest Local Plan.
3. 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).

Councillor Dale Birch, having declared an interest in this item, withdrew from the meeting and took no part in the consideration of it.

61. **PS Application No 15/00624/FUL - Harts Leap Independent Hospital, 5 Windrush Heights, Sandhurst**

Erection of 5 no 4 bed and 3 no 3 bed detached dwellings with garages following demolition of all existing buildings.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, Bettison, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting, including additional representations from an objector querying some statements in the officer report relating the access to the proposed development.

- Sandhurst Town Council had objected to the proposal on the following grounds:
 - the volume of traffic combined with the difficulty in negotiating access to the development would be detrimental to the amenity of Dale Gardens residents
 - Pedestrians would be put at risk by the lack of a footway along the narrow access road, exacerbated by poor visibility;
 - The access road does not meet the minimum width requirement for access by a fire appliance;
 - The density of housing will result in a cramped development that is not in keeping with the surrounding properties.
- Eighteen letters of objection had been received, summarised as follows:
 - Access should be by both Dale Gardens and Windrush Heights for traffic, parking and road safety reasons.
 - Access for service vehicles.
 - Increase in traffic on Dale Gardens, Windrush Heights and the surrounding road network.
 - TRICS data in the transport statement is misleading and the care home did not ever operate at capacity.
 - Inadequate visitor parking.
 - Road safety.
 - New footpath will result in Windrush Heights becoming a shortcut and possible overspill car parking area.
 - Additional traffic in Windrush Heights will cause severe congestion.
 - Concerns over impact of additional traffic on the road in terms of sink holes in Dale Gardens.
 - Access constraints for larger vehicles on Dale Gardens.
 - Too many houses resulting in high density and cramped development.
 - Potential noise and disturbance to surrounding properties from the development itself, the access road and construction traffic.
 - Retention of area for open communal garden would be more in keeping with ground's original use.
 - Emergency vehicle access.
 - Concerns over rights of way over 4 Windrush Heights
 - Impact on and management of trees.
 - Reduction in screening of site through removal of trees and planting
 - Concerns over houses at a lower level being hemmed in.
 - Overlooking concerns.
 - Clarity should be sought over replacement landscaping.
 - Proposals will be out of keeping with the area.
 - Houses are too tall
 - Proposals will result in a car dominated street scene.
 - Parking during construction.
 - Large vehicles manoeuvring close to existing properties in Dale Gardens creates anti social atmosphere.
 - Cars park in existing hammerhead which makes the roads more restricted.
 - Proposals contrary to development plan with regards to character and appearance and prioritising pedestrians, cyclists and public transport.
 - Consideration should be given to removing trees to improve access, site viability and amenity of residents.
 - Flood risk and drainage.
 - Pedestrian safety.
 - Refuse and waste.
 - Biodiversity.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mr Peter Holbert, who

represented his objections to the proposed development, and Paul Dickinson representing the Agent, on behalf of the applicant.

A motion to authorise the Head of Planning to approve the application subject to conditions (and following the completion of a planning obligation) as recommended in the Officer report was put to the vote and was lost. An alternative motion to refuse planning permission was put to the vote and was carried.

RESOLVED that application 15/00624/FUL be **REFUSED** for the following reasons:

1. Visibility at the proposed access would be substandard, obstructed by vehicles parking on Dale Gardens either side of the proposed access, resulting in a hazard to road users and pedestrians to the detriment of highway safety. The development would therefore be contrary to Policy CS23 of the Core Strategy Development Plan Document.
2. The proposal, by reason of its siting would result in an overbearing impact to the detriment of the living conditions of the neighbouring properties in Dale Gardens. The proposed development would therefore be contrary to Policy EN20 of the Bracknell Forest Local Plan.
3. 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).

Councillor Dale Birch, having declared an interest in this item, withdrew from the meeting and took no part in the consideration of it.

62. **Application No 15/00679/FUL - 16 Ptarmigan Heights, Bracknell, RG12 8AB**
Change of use of amenity land to residential curtilage, including formation of 2m high brick boundary wall following demolition of existing.

The Committee noted:

- Bracknell Town Council had objected to the proposal on the grounds that it would result in the adjoining public pathway having the appearance of an alleyway, which would be overbearing and detrimental to the street scene.
- No representations had been received from the occupants of 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:

Block Plan scale 1:200 received on 26 August 2015
Proposed Plans received on 27 July 2015

03. The materials to be used in the construction of the external surfaces of the boundary wall hereby permitted shall be of similar appearance to those of the existing boundary wall.
04. 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, 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 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.

63. Application No 15/00684/FUL - 15 Heath Hill Road North, Crowthorne, RG45 7BU

Erection of single storey front extension forming a conservatory and demolition of existing conservatory and installation of front dormer.

The Committee noted:

- Members of Crowthorne Parish Council had been unable to comment on the application since the applicant was a member of the Parish Council.
- One letter of objection had been received from a neighbouring resident, summarised as follows:
-the proposed rear dormer windows would cause overlooking on their property. (NB. Following a discussion with the applicant concerning the objection, the applicant decided to remove the rear dormer from the application).

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:
BPLP001- Rev 1 'Location Plan', received on 23 August 2015

PDP001 - Rev 1 'Proposed Development Plans', received on 23 August 2015

PDE001 - Rev 1 'Proposed Development Elevations', received on 23 August 2015

03. The materials to be used in the construction of the external surfaces of the single storey front extension and front dormer hereby permitted shall be similar in appearance to those of the existing building.
04. 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 Section 6 (Figure 3), 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 within the site and on adjoining land adjacent to the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge, shrub removal and retention.
 - d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.
 - e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 3), British Standard 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.
 - f) Proposed ground protection measures in accordance with Section 6 (Figure 3), British Standard 5837 (2012).
 - g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - h) 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.
05. The protective fencing and other protection measures specified by condition 4 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.

06. No demolition hereby permitted shall be begun until a site specific method statement for the removal of all existing hard surfaced areas, associated with the front conservatory to be demolished, and structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The approved Method Statement shall be observed, performed and complied with.

64. Application No 15/00693/FUL - 17 Worcestershire Lea, Warfield, RG42 3TQ

Erection of a first floor side extension and single storey rear extension following the demolition of the existing conservatory, and formation of hardstanding to front of property.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- Warfield Parish Council had objected to the proposal on the grounds that the proposed first floor side extension and the proposed hardstanding to the front of the property would be out of character with the surrounding area.
- No representations have 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 on 24 July 2015:
DPA 095 02 P1 'Site Plan'
DPA 095 05 P4 'Proposed Plans (Option 1)'
DPA 095 06 P3 'Proposed Elevations (Option 1)'
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 windows at first floor level or above shall be installed on the west-facing elevation of the first floor side extension hereby permitted.
05. The development hereby permitted shall not be occupied until the 1no. off-street parking spaces as shown on drawing DPA 095 05 P4 'Proposed Plans (Option 1)' received by the Local Planning Authority on 24 July 2015 has been provided in accordance with the approved plans. The parking space shall thereafter be retained for the use of the parking of vehicles at all times.
06. The development hereby permitted shall not be occupied until the parking within the garage has been provided in accordance with drawing DPA 095 05 P4 'Proposed Plans (Option 1)' received by the Local Planning Authority on 24 July 2015. The garage shall, 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) thereafter be retained for the use of the parking of vehicles at all times.

65. Application No 15/00793/RTD - Telecommunications Mast Opposite Great Oaks Cottage, Crouch Lane, Winkfield

Installation of 12 metre tall dual-operator monopole with 2 no. dishes, 2 no. equipment cabinets, 1 no. meter cabinet and associated ancillary works.

A site visit had been held on Saturday 12 September 2015 which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Mrs Hayes, Hill, Mrs Ingham, Mrs McKenzie, Ms Peacey, Mrs Phillips, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Winkfield Parish Council had objected to the proposal on the basis that alternative locations should be considered.
- 11 objections had been received from surrounding residential properties, summarised as follows:
 - There has not been adequate consideration of alternative sites for the proposed mast.

- The proposal would result in an adverse impact on the character of the surrounding area, and on highway safety.
- The submitted proposed plans are inaccurate, as they show a tree that is not present on site.
- There has not been adequate consideration of alternative sites for the proposed mast
- The proposal would result in an adverse impact on the character of the surrounding area, including its Green Belt setting
- The proposal would result in an adverse impact on highway safety due to its location in close vicinity of a highway bend
- The proposal may adversely affect the health of the surrounding residents
- The proposal would result in an adverse impact on biodiversity.

RESOLVED that the siting and appearance of the development proposed be **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17 August 2015:

Drg no 100 Issue E 'Site Location Maps'

Drg no 200 Issue E 'Proposed Site Plan'

Drg no 300 Issue B 'Proposed Site Elevation A'

02. The existing 15m high mast and associated cabinet approved and implemented under application 00/01019/RTD42 shall, within 3 months of the installation of the mast hereby permitted, be decommissioned and removed from the land on which it is currently installed.

CHAIRMAN