

**PLANNING COMMITTEE
15 OCTOBER 2015
7.30 - 9.57 PM**



Present:

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

Also Present:

Councillor Turrell

Apologies for absence were received from:

Councillors D Birch and Heydon

66. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 17 September 2015 be approved as a correct record and signed by the Chairman.

67. Declarations of Interest

Councillor Mrs McKenzie-Boyle declared an Affected Interest in Agenda item no. 6 [Application No 15/01073/FUL – 48-50 Dukes Ride, Crowthorne, RG45 6NX].

68. Urgent Items of Business

There were no items of urgent business.

69. 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.

This application had been deferred at the last meeting as there were concerns about whether a fire and rescue service vehicle would be able to access the development.

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 14 objections from 10 households had been received, 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.
 - 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
 - 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.
 - 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.
 - urbanising impact on semi-rural area.
 - The increase in cars that will be travelling the properties of Hayley Green and Goose Corner will impact increase carbon emissions in close proximity of the existing residents' gardens.
 - The applicant has failed to acknowledge 3 Hayley Green Cottages' vehicular access in its latest application.
 - Under the Fire Access safety, Building Regulations requires access for a fire engine with a minimum road and gateway widths and turn space. The minimum width for access road is 3.7 metres.
 - Road surface noise: The access road will be made of gravel which will be noisy and I note that this will adversely affect the amenities of the nearby occupiers using outdoor space which will be located very close to the access track. The increase in traffic in the access road will create fumes to nearby houses.
- Two further letters had been received from persons who had previously objected containing comments as set out in the supplementary report.

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 Stephen Brown representing the agent on behalf of the applicant.

The Committee considered the application in the light of economic, social and environmental factors set out in the NPPF and had regard to the presumption in favour of sustainable development. It concluded that the harm that would arise from the proposal did not significantly outweigh the benefits. A solution to overcome whether a fire engine could navigate the internal access road could be provided by the installation of a dry riser at the entrance to the site and an outlet to the front of the proposed dwellings.

Affected residents at The Old Nursery, immediately opposite the planned development access road, who had not previously been consulted, were consulted on the day of the meeting, 15 October 2015, and had been given 21 days to respond.

RESOLVED that authority be delegated to the Head of Planning to **APPROVE** the application, subject to no new material consideration being raised in the further consultation, and subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans
Drg No 13/SP-HGC-03 received by LPA 01.08.2014
Drg No 13/SP-HGC-04 received by LPA 01.08.2014
Drg No 13/SP-HGC-05 received by LPA 01.08.2014
Drg No 13/SP-HGC-06 received by LPA 01.08.2014
Drg No 13/SP-HGC-07 received by LPA 01.08.2014
Drg No 13/SP-HGC-08 received by LPA 01.08.2014
Drg No 13/SP-HGC-09 received by LPA 01.08.2014
Drg No 13/SP-HGC-10 Rev B received by LPA 06.07.2015
3. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. The development hereby permitted shall not be begun until:
 - 1) a scheme depicting hard and soft landscaping and
 - 2) a three year post planting maintenance schemehave been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be implemented and complied with.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy,

well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

5. 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.
6. 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.
7. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
8. No development shall take place until the vehicular access has been constructed in accordance with the approved drawings.
9. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawings. The spaces shall not thereafter be used for any purpose other than parking and turning.
10. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
11. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no additional windows, similar openings or enlargement thereof shall be constructed in the east or west elevation of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

13. The first floor en-suite windows of the dwellings shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.
14. No development shall take place until details showing the slab level of the buildings in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved drawing.
15. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the dwellings approved in this permission.
16. No demolition or construction work shall take place outside the hours of 08:00 hours and 18:00 hours Monday to Friday; 08:00 hours and 13:00 hours Saturday and not at all on Sundays and Public Holidays.
17. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows, groups of mature shrubs and structural planting areas to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:
 - a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
 - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
 - c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
 - d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - e) Illustration/s of the proposed protective barriers to be erected.
 - f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
 - g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
 - h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
 - i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.The development shall be carried out in full accordance with the approved scheme.

18. The protective fencing and other protection measures specified by condition 17 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.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no external lighting shall be installed on the site or affixed to any buildings on the site.
20. Prior to the commencement of development a scheme for the provision of biodiversity enhancements including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.
21. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive.
22. No development shall take place until any trees to be felled have been surveyed for the presence of bats, and
- (ii) the survey has been submitted to and approved by the Local Planning Authority, and
 - (iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of bats has been achieved in accordance with proposals previously submitted in writing to and approved by the Local Planning Authority.
23. No development shall take place until the visibility splays shown on the approved drawings 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.

24. 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 access road and the adjacent carriageway with Forest Road; and at the junction of the driveways and the shared access surface to the front of the dwellings. The dimensions shall be measured along the edge of the access road and the edge of the carriageway from their point of intersection; and the edge of the drive and back of the shared access surface. 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.
25. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.
26. No gates shall be provided at the vehicular access to the site.
27. The existing hedge located along the eastern boundary of the site with 1 Goose Corner shall be cut back to the boundary and retained as such thereafter to ensure that it does not overhang the access road serving the development and provides the necessary visibility for pedestrians and vehicles.
28. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the installation of a dry riser including details of maintenance. The approved scheme shall be implemented in full before any of the dwellings hereby approved are occupied and shall thereafter be retained.
29. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

70. **PS Application No 14/01073/FUL - 48-50 Dukes Ride, Crowthorne, RG45 6NX
Erection of a block of 32no. sheltered apartments for the elderly with detached
binstore/cycle/electric buggy store; modification of existing access (to No.50)
and closure of existing access to No.48 following the demolition of existing
buildings.**

A site visit had been held on Saturday 10 October 2015 which had been attended by Councillors Brossard, Dudley, Mrs Ingham, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Thompson and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Crowthorne Parish Council had considered the application as amended and had recommended refusal on the following grounds:
 1. Insufficient parking provision

- 2. Overbearing and out of character with neighbouring properties
- 3. Light pollution to 52 Dukes Ride
- Wokingham Without Parish Council had raised concerns including:
 - Harmful impact on character of area
 - Impact on living conditions of nearby residents
 - Inadequate car parking
- 76 objections to the development had been received from separate addresses. The main reasons for objection are summarised below (each having been addressed in the officer report):
 - Inappropriate development on greenfield land that has not been allocated.
 - Adverse impact upon surrounding residential amenity
 - Lack of parking, traffic and highway safety
 - Adverse impact upon the character and appearance of the area through inappropriate scale, massing, design, density and loss of character buildings.
 - Impact upon local wildlife and the Thames Basin Heaths SPA
 - Impact upon Trees.
 - Is there a need for this type of accommodation?
 - Waste and Odour
 - Impact upon GP facilities in the area
 - No public consultation from the developer.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Parish Councillor Bruce McKenzie-Boyle, who represented the objections of local residents to the proposed development, and Peter Tanner, 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 planning application 14/01073/FUL be **REFUSED** for the following reasons:

01. The development as proposed would provide inadequate on-site parking provision to serve the 32 sheltered apartments. This is likely to lead to increased on-street parking on surrounding roads to the detriment of highway safety. The proposed development is therefore contrary to Bracknell Forest Borough Local Plan Policy M9 and Core Strategy Development Plan Document Policy CS23 and the NPPF.

02. In the absence of a planning obligation to secure contributions towards affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policy CS16 of the Core Strategy Development Plan Document and to the Planning Obligations SPD (2015)

03. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore 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 to the Thames Basin

Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

04. The applicant has failed to provide an adequate and safe parking layout for the unrestricted C3 Residential Use and this could lead to vehicles parking on the highways to the detriment of road safety. The proposed development is therefore contrary to Local Plan Policy M9 and Core Strategy Policy CS23 and the NPPF.

05. The applicant has failed to secure contributions in order to implement Traffic Regulation Orders needed to prevent on-street parking in inappropriate locations that would lead to highway safety implications. The proposed development is therefore contrary to Local Plan Policy M9 and Core Strategy Policy CS23 and the NPPF.

Cllr Mrs McKenzie-Boyle, having declared an Affected Interest in this item, withdrew from the meeting and took no part in the consideration of it.

71. **Application No 15/00082/FUL - 92 High Street, Sandhurst**

Erection of 3no two-storey terraced houses and a three-storey building containing 6no flats provision of vehicle parking and circulation areas; cycle and bin storage, private gardens and communal amenity space following the demolition of existing buildings.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Observations from Sandhurst Town Council to the effect that no objection be made but it be requested that plans be amended to include:
 - i) a flat roof over the bin/cycle store
 - ii) obscure glass on the first floor landing of the flats
 - iii) some form of noise attenuation for the eight parking spaces in front of No. 96 and the two in front of No. 88
- Four letters of objection received raising the following points:
 - Loss of privacy
 - Overlooking
 - Noise and disturbance due to parking spaces proposed
 - Vehicles displaced onto Valley View if not enough parking provided
 - Loss of retail units – a retail use could be incorporated into any new build to retain businesses
 - Bin/cycle store will cause smells/overshadowing/loss of daylight
 - Responsibility of boundary fence between application site and no. 96 High Street
 - Tree plotted incorrectly in garden of no. 96 High Street
 - Proximity of plots 7-9 to boundary with 88 High Street
 - Proximity of parking spaces to boundary with 88 High Street would result in petrol fumes from cars and oil smells
 - Plots 7-9 do not follow building line of the area

RESOLVED that authority be delegated to the Head of Planning to APPROVE the application, subject to 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); an additional condition requiring a noise attenuation fencing panel for the two parking spaces proposed to abut 88 High Street, Sandhurst, and following the conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 21 August and 2 October 2015:
drawing no. 01 H
drawing no. 02 B
drawing no. 03 B
drawing no. 04 D
drawing no. 05 C
drawing no. 06 C
drawing no. 07 C
drawing no. 08 C
drawing no. 14 B
03. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
04. The windows in the eastern elevation of the flatted development (plots 1-6), the window in the eastern elevation of plot 7 and the first floor window in the northern elevation of plot 7 serving the bathroom and the window in the western elevation of plot 9 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the east elevation of plots 1-6 (the flatted development) and in the east and west elevations of plots 7 and 9 at first floor level in the buildings hereby permitted except for any which may be shown on the approved drawings.
06. 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.
07. The development hereby permitted shall not be begun until:
 - 1) a scheme depicting hard and soft landscaping and
 - 2) a three year post planting maintenance schemehave been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be implemented and complied with. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of

the approved development, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

08. 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.
09. The development hereby permitted shall be implemented in accordance with the submitted Pre-assessment estimator contained within the 'Sustainability and Energy Demand Statement' January 2015 and shall be retained in accordance therewith.
10. 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.
11. Demolition and construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on Saturdays, and not at all on Sundays or Bank Holidays.
12. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) 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

13. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination direction of illumination, and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.
14. No development shall commence until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the dwellings approved in this permission.
15. All ecological measures and/or works shall be carried out in accordance with the details contained in John Wenman Ecological Consultancy's report dated April 2015. The scheme shall be implemented as approved and thereafter retained.
16. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.
The approved scheme shall be performed, observed and complied with.
17. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The scheme shall be implemented as approved and thereafter retained.
18. No site clearance or demolition 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 development has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented as approved and thereafter retained.
19. No part of the development shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
20. No part of the development 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 metres measured from the surface of the adjacent carriageway.
21. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas

on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

22. The development shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The approved scheme shall be implemented and thereafter retained.
23. No part of the development 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.
24. 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 in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:
 - a) Accurate trunk positions and canopy spreads of all existing trees
 - b) Minimum 'Root Protection Areas' of all existing trees
 - c) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier/s, constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
 - d) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
 - e) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
 - f) Illustration/s of the proposed fencing structure/s to be erected.The development shall be carried out in accordance with the approved scheme and programme.
25. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -
 - a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
 - b) Materials including porous surface finish.
 - c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
 - d) Program and method of implementation and arboricultural supervision.The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the

occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

26. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

In the event of the S106 agreement not being completed by 15 January 2016, the Head of Planning be authorised to **REFUSE** the application on the grounds of:

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 (February 2015).

72. **PS Application No 15/00172/COND - Binfield House Nursery, Terrace Road North, Binfield**

Details pursuant to condition 16 (Fencing) of planning permission 13/00966/FUL.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- A total of 13 objections received from residents of surrounding properties, summarised as follows:
 - The proposal does not take into consideration the character of the Grade II Listed House.
 - The proposal is in conflict with the NPPF which states new developments should respect existing boundaries.
 - The proposal shows the fence up against ours- leaving no room for us to maintain our fence or trim the plants growing up the back of it.
 - The land to the rear is a lot higher resulting in the proposed fence feeling overbearing and overshadowing our garden.
 - According to the plan there is a large pipe which runs along the rear of the boundary fence to 54-56 Knox Green. If fencing is installed in this area it could burst any underground pipes.
 - To install the fence would mean removing a lot of shrubs- which is in conflict with the Core Strategy and the NPPF which states trees and hedges should be protected. In fact the trees and hedges are protected under tree protection plan approved under application 13/00966/FUL.
 - The proposed fence is not required due to the natural green boundary of hedges and trees that have been established for 30 years.
 - The plan is totally unsuitable and leaves the elderly accommodation with large open plan gardens (four times larger than any other garden on the proposed development, with no demarcation for land registry or ownership.
 - Plots 22-24 should have a decent size garden (similar to plots 19-21) suitable for elderly people, and delineated by fences if necessary.

- The applicant has indicated that the rear gardens to plots 22, 23 and 24 will be managed by a management company, however practically this is not going to work.
- The reason for the condition includes 'the amenities of properties adjoining the site' which appears to have been totally omitted.
- Given the likelihood of the site flooding, what chance has a timber structure got for long term survival?
- The amended plan proposes a strange combination of minimum run of brick walls and maximum runs of timber fencing.
- Neither the desk revision or the original submission appear to have paid any regard for or attention to the adjacent properties or existing natural features
- The proposed fencing is sterile, characterless and prevents ground based wildlife from accessing territory.
- Since publication of the Officer report, the applicant had met with local residents resulting in the submission of a revised plan and additional supporting information, which had lead to the withdrawal of a number of the objections.

RESOLVED that condition 16 attached to planning application 13/00966/FUL be discharged.

Approved details:-

Site layout plan PC-2001- REV E received 07.10.2015

Estate railing details PC-2009 received 07.10.2015

Fencing details PC-2008 received 30.09.2015.

73. PS Application No 15/00536/FUL - Post Office, 6 High Street, Bracknell

Erection of 7 storey building (with undercroft for parking/storage) accommodating A1 (retail) use at ground floor (170 sq m) and 14 residential units over following demolition of Post Office building - resubmission of 14/01015/FUL.

This application was **WITHDRAWN** from the agenda to allow for further consideration of the terms of the proposed planning obligation.

74. Application No 15/00660/FUL - Oak Cottage, St Marks Road, Binfield

Erection of 2no. 4 bedroom detached dwellings with access and parking following demolition of existing dwelling and outbuilding.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Binfield Parish Council had recommended refusal for the following reasons:
 1. This is overdevelopment of the plot.
 2. There is insufficient parking on the site as what is proposed looks impractical and won't be used.
 3. The second floor window overlooking the rear neighbours should perhaps be on the front elevation.
- Three letters of objection had been received, summarised as follows:
 - Proposal is shoe-horning 2 large houses on a relatively narrow site which are unlike other properties in style and height
 - Accommodation in the roof space with dormer window contrary to design of surrounding properties

- Overlooking and loss of privacy
- Loss of daylight

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);

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 received by the Local Planning Authority on 23 July 2015 and 26 August 2015:
drawing no. 21506-2/01
drawing no. 21506-2/02 Rev A
drawing no. 21506-2/03 Rev B
drawing no. 21506-2/04 Rev B
03. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
04. The first floor windows in the side elevations of plots 1 and 2 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the north and south elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.
06. The rooflights in the roof slopes facing north and south of the proposed development shall at all times be no less than 1.7 metres above internal floor level.
07. The development hereby permitted shall not be begun until details showing the finished floor levels of the building hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
08. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved

scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for landscaping shall thereafter be retained.

09. No development shall be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the new dwellings and retained as such thereafter.
10. The dwellings hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans received by the Local Planning Authority on 26 August 2015.
11. The dwellings hereby approved shall not 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.
12. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
13. No gates shall be provided at the vehicular accesses to the site.
14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Wheel cleaning facilities
 - (e) Temporary portacabins and welfare for site operativesand each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.
15. 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, if required, shall be implemented in accordance with the approved details.

16. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.
17. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site. The scheme, if required, shall be implemented in accordance with the approved details
18. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition to avoid the potential of harm to bats of any buildings on site has been submitted to and approved by the Local Planning Authority. The content of the method statement shall include:
 - o the purpose and objectives for the proposed works
 - o detailed designs and/or working methods to achieve the stated objectives
 - o extent and location of the proposed works shown on an appropriate plan
 - o a timetable for implementation
 - o details of persons responsible for implementing the worksThe works shall be carried out strictly in accordance with the approved details.
19. 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.
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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
21. The dwellings hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The scheme shall be implemented and retained thereafter.
22. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

In the event of the S106 agreement not being completed by 15 January 2016, the Head of Planning be authorised to refuse the application on the grounds of:

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 (February 2015).

75. **Application No 15/00674/FUL - 31 Mill Ride, Ascot**

Raise main ridge of existing house by 415mm, erection of two storey front extension, two storey side extension, single storey rear extension, installation of rear dormer and alterations to include render (white) and timber cladding.

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 grounds that it would be overdevelopment of the site, out of keeping with the street scene and impacted the residential amenity of neighbouring properties.
- A total of 3 objections had been received from residents of surrounding properties, summarised as follows:
 - Overlooking and loss of privacy from the second floor dormer windows.
 - Overbearing scale of the alterations to the rear.
 - Out of character for the area.

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 18 September 2015:
1501-MillRide-03 'Proposed Elevations – Revision P2 Cladding and Gable Windows Amended'
1501-MillRide-02 'Proposed Floor Plans'
03. Those windows shown on the approved drawings as having obscured glazing in part or full shall at all times be so fitted with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the first floor and above of the east and west side

elevation and rear elevation hereby permitted except for any which may be shown on the approved drawing(s).

76. **Application No 15/00760/FUL - 73 Wroxham, Bracknell**

Retention of external solid wall insulation with silicone render finish

The Committee noted:

- Bracknell Town Council had raised no objection.
- Four letters of objection had been received, summarised as follows:
 - the colour is very strong and is out of keeping with the adjoining properties.
 - the chosen render finish will devalue property prices and is an eyesore.

RESOLVED that the application be **APPROVED**.

CHAIRMAN

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