

**PLANNING COMMITTEE
17 DECEMBER 2015
7.30 - 9.35 PM**



Present:

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

Also Present:

Councillors King and Turrell.

Apologies for absence were received from:

Councillors Mrs Hayes MBE and Mrs McKenzie

93. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 12 November 2015 be approved as a correct record and signed by the Chairman.

94. Declarations of Interest

Councillor Mrs McKenzie Boyle declared that she had an affected interest in item 13: Application 15/00955/FUL 6 Sherring Close. She stated that she would be leaving the room for the duration of this item.

95. Urgent Items of Business

There were no items of urgent business.

96. Application 15/00445/FUL - 77-79 Deepfield Road, Bracknell

Erection of 7no 3 bed and 2no 4bed houses and 1 no 3 bed chalet bungalow at 77-79 Deepfield Road and land to the rear of 73-75 and 81-87 Deepfield Road and the creation of a new access road following demolition of 77 and 79.

This application was withdrawn.

97. Application 15/00718/FUL Jomar, 60 College Road, College Town

Erection of 4 no 3 bed semi detached dwellings with associated access and parking.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council
- Seven objections were received summarised as follows:
 - Detrimental effect on the area (The Breech), which is currently a quiet location looking onto a green;

- Impact on character of the area;
- Overlooking, overshadowing and overbearing impacts to neighbouring properties;
- Impact on trees;
- Access road will cut through the green;
- Flooding;
- Traffic, parking and access;
- Road safety;
- Out of character with surrounding properties due to building line and shared parking area;
- Noise and disturbance to The Breech;
- Pedestrian safety;
- Biodiversity.

It was **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 no objection from the Environment Agency and subject to the following condition(s):-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 and documents received by the Local Planning Authority on 15 July 2015:

2205 02 Plans and elevations, Plots 1 and 2, received 15 July 2015

2205 03 Plans and elevations, Plots 3 and 4, received 15 July 2015

2205 04 B Site Plan, received 24 September 2015

Arboricultural Impact Assessment and Method Statement, prepared by ACD Arboriculture, dated 24.07.2015, received 24 July 2015

Extended Phase 1 Habitat Survey Ref:1215/a, prepared by John Newman ecological consultancy and dated September 2015, received 22 October 2015.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The proposed bathroom window in the northern (side) elevation of the dwelling on plot 1 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent).

REASON: To prevent the overlooking of neighbouring properties.
Relevant Policies: BFBLP EN20]

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 first floor of the northern (side) elevation of house 1 hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]

06. All ecological measures and/or works shall be carried out in accordance with the details contained in John Wenman Ecological Consultancy's report dated September 2015 as submitted with the planning application.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

07. 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.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

08. 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 dwellings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

09. 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.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies:BFBLP EN2 and EN20, CSDPD CS7]

10. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

11. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

12. No dwelling shall be occupied until vehicular access as shown on drawing 2205 04B has been constructed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawings. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

14. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

15. 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

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

16. 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.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

17. 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.

REASON: In the interests of the sustainability and the efficient use of resources. [Relevant Plans and Policies: CSDPD Policy CS12]

18. No construction shall take place until details of a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the proposed slab levels shall be set at minimum of 450mm above local ground level. It shall also demonstrate that any surface water from the development shall be attenuated to greenfield runoff rates, using SuDS where possible in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015) and with a minimum of 21m³ storage.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

In the event of the S106 agreement not being completed by 25 February 2016, the Head of Planning be authorised to extend this period or 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 (2012).

98. **PS Application 15/00826/OUT The Hideout, West Road, Wokingham**

Outline application for the erection of 112 no. dwellings (Class C3), family respite, family treatment and outreach hub (Class C2/D1 Use), open space, SANG, new footpaths and new vehicular access off Old Wokingham Road.

A site visit had been held on Saturday 12 December 2015 which had been attended by Councillors Brossard, Dudley, Hill, Mrs Ingham, Mrs McKenzie-Boyle, Peacey and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council and Wokingham Without Parish Council raising objections to the proposed development.
- Objections from Crowthorne Village Action Group and 36 letters of objection raising concerns around:
 - traffic, parking, air pollution, loss of woodland and local wildlife
 - pressure on local services
 - location inappropriate
 - further reduction of the green gap between Bracknell and Crowthorne
- 117 letters of support raising the following points:

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speakers Andy Holly representing the Crowthorne Village Action Group and Jane Gates, representing the applicant.

The Committee expressed concern around; the sustainability of the proposed development, the proposed location being outside existing settlement boundaries, the proximity of the sewerage treatment works, vehicular and pedestrian access/safety and drainage. The Committee also expressed disappointment that the applicant had failed to engage with the local authority on any of these issues and that the proposed development contravened numerous of the Council's planning policies.

In accordance with the Council's Constitution Part 4, a recorded vote was requested:

Councillors Angell, D. Birch, Finnie, Heydon, Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie-Boyle, Peacey, Mrs Phillips, Skinner, Thompson, Worrall, Dudley and Brossard voted in favour of the recommendation in the report proposing that the application be refused.

Councillor Mrs Angell voted against the recommendation in the report.

It was therefore **RESOLVED** that the application be **REFUSED** for the following reasons:-

1. The proposed development would be poorly located with regard to services and facilities with inadequate accessibility to non-car borne modes of transport which would leave future residents with no real choice about how they travel. The proposal is therefore not sustainable development and the application is contrary to Core Strategy Development Plan Document Policies CS1, CS7 and CS23, Bracknell Forest Borough Local Plan Policy EN20 and the NPPF.
2. The proposed location of the proposal within a defined gap outside and not adjoining the settlement boundaries is considered to adversely affect the physical and visual separation of the two settlements and the character, appearance and function of the land. The proposal is therefore considered to be contrary to Policies CS9, CS1 and CS7 of the Core Strategy Development Plan Document, supported by the Landscape Character Area Assessment 2015.
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 is 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).
4. In the absence of a planning obligation to secure 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, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.
5. The applicants have failed to demonstrate to the satisfaction of the Local Planning Authority that the impact of the odour from the adjoining sewage treatment plant would not detrimentally affect the amenities of future occupiers of the site in accordance with Policy EN20 of the Bracknell Forest Borough Local Plan supported by paragraph 17 of the National Planning Policy Framework.
6. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the proposed pedestrian and vehicular access would provide a safe access for all users into the site resulting in inadequate connections onto the wider road network and a severe highway danger to users of the highway. This is contrary to Policy CS23 of the Core Strategy Development Plan Document, supported by paragraph 32 of the National Planning Policy Framework.

7. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the additional traffic flows created by the proposal would not result in a severe impact on the capacity and safety of junctions within the area and the wider road network. The proposal is therefore contrary to Policy CS23 of the Core Strategy Development Plan Document supported by paragraph 32 of the National Planning Policy Framework.
8. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that the site can be effectively drained through the use of a sustainable drainage system thereby increasing the risk of flooding in the locality of the site. In addition the proposed sustainable drainage strategy has not demonstrated that the proposed solution is economically proportionate to the lifetime of the development. The proposal is therefore contrary to Paragraph 103 of the NPPF, the guidance contained within Planning Practice Guidance and Ministerial Statement HCWS161 on Sustainable Drainage Systems.

99. **Application 15/00836/A Daruchini, Forest Road, Binfield**

Display of 4 no. illuminated fascia signs, 1 no. non illuminated projecting sign, 4 no. non illuminated poster signs, 4 no. non illuminated window signs and 1 no. replacement illuminated hanging sign on existing totem at the front of the site.

A site visit had been held on Saturday 12 December 2015 which had been attended by Councillors Brossard, Dudley, Hill, Mrs Ingham, Mrs McKenzie-Boyle, Peacey and Thompson.

The Committee noted:

- The comments of Binfield Parish Council recommending refusal.
- Nine objections which can be summarised as follows:
 - Impact on the neighbouring residential properties through light pollution.
 - The signage would be excessive and not in keeping with other businesses on the road.
 - Insufficient parking

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

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

04. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
05. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
REASON: Standard conditions 1-5 are imposed in accordance with Schedule 2 of the Town and Country Planning (Control of Advertisements) Regulations 2007.
06. The advertisement hereby granted consent shall be displayed in accordance with the following approved plans received by the Local Planning Authority on 27 August and 3 September 2015:
001-FRB-101 (C)
001-FRB-102 (C)
001-FRB-103 (C)
001-FRB-104 (C)
001-FRB-105 (C)
001-FRB-107 (C)
001-FRB-108 (C)
REASON: To ensure that the consent is carried out only as approved by the Local Planning Authority.
07. The illumination level of the illuminated advertisements hereby granted consent shall not exceed 200 cd/sqm.
REASON: In the interest of the character and appearance of the area.
[Relevant Policies: BFBLP 'Saved' Policy EN20, CSDPD CS7].
08. The signage hereby permitted shall not be illuminated before 06.00 hours or after 23.00 hours at any time.
REASON: In the interests of the amenities of the neighbouring properties.
[Relevant Policy: BFBLP EN20]

100. **PS Application 15/00855/FUL Brackworth, Broad Lane**

Erection of 6 no 2 bedroom and 2 no 1 bedroom flats with associated parking, cycle shed, amenity space, bin store and access following demolition of existing dwelling.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council had raised no objections.
- Twelve letters of objection raising concerns around:
 - Overdevelopment of the site.
 - Bulk, scale, height and massing.
 - Out of character with surrounding dwellings.
 - Overlooking and privacy impacts.
 - Overbearing impacts.
 - Loss of light.
 - Broad Lane should not be used to serve parking spaces [*officer note: the revised site plan demonstrates that this access will be closed off*].
 - Increase in traffic on Broad Lane and associated highway safety implications.
 - Safety concerns for pedestrians and cyclists.

- Concerns over visibility from Broad Lane to Larges Bridge Drive.
- Concerns over new access. Access should be from Broad Lane only.
- Noise impacts.
- Loss of green space.
- Impact on water and sewer service.
- Impact on Grade II listed building.
- Evergreen trees should be reinstated.
- Access to Broad Lane should not be closed off.

It was **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 condition(s):-

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 and documents:
2014/03 rev C: Proposed Elevations (received 27/11/2015)
2014/02 rev E: Proposed Plans (received 03/12/2015)
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 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.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
- 04 The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.
REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
- 05 The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing

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

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies:BFBLP EN2 and EN20, CSDPD CS7]

- 06 The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented and maintained.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

- 07 No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive demolition and construction of any buildings on site to avoid the potential of harm to badgers 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 works

The works shall be carried out strictly in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

- 08 No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

- 09 During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

10 The development hereby permitted (including any demolition) shall not be begun until details of a scheme of control during 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 – in particular details of noisy equipment or activities and how disturbance will be minimised where there are noise sensitive neighbours
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- (viii) Parking of vehicles of site personnel, operatives and visitors
- (ix) Loading and unloading of plant and vehicles
- (x) Storage of plant and materials used in constructing the development
- (xi) Wheel cleaning facilities
- (xii) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (viii) to (xii) above.

REASON: In the interests of the amenity of the area amenity and road safety.

[Relevant Policies: BFBLP EN25 and CS DPD CS23]

11 Prior to the commencement of development, details of any proposed plant, including ventilation/air conditioning/heating systems, including details of location and noise, should be submitted to the Local Planning Authority. No plant equipment shall be installed until details have been approved in writing by the Local Planning Authority.

REASON: in the interests of residential amenities of the area

[Relevant policies: BFBLP EN20 and EN25].

12 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.

REASON: In the interests of the amenities of the area.

13 No dwelling shall be occupied until the existing access to the site from Broad Lane has been closed and a footway/ verge is provided over the closed access in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/vergeshall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14 No dwelling shall be occupied until vehicular access as shown on drawing 2014/02 Rev E has been constructed.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

- 15 No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. 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 adjacent carriageway.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

- 16 No dwelling shall be occupied until the associated vehicle parking and turning spaces have 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 thereafter be kept available for parking and turning at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

- 17 No dwelling shall be occupied until a detailed scheme has been submitted to and approved in writing by the Local Planning Authority for the cycle parking facility. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

- 18 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 the off site highway works to create the new access and create the new access and undertake footway and verge works adjacent to the site frontage with Larges Bridge Drive. The development shall not be occupied until the off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4]

- 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.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

- 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 carbon emission will be reduced by at least 10% and 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.

REASON: In the interests of the sustainability and the efficient use of resources.

21 The access, footpaths and parking areas as shown on the approved plans shall be constructed from permeable concrete block paving.

REASON: To prevent the increased risk of flooding

22 The development hereby permitted shall not be begun until infiltration tests in accordance with BRE Digest 365 have been carried out at the proposed locations and depths of the soakaways and infiltration systems to be used for the development, and the results of such tests have been submitted to and approved in writing by the local planning authority.

REASON: To prevent the increased risk of flooding

23 The development hereby permitted shall not be begun until details for the proposed surface water soakaways and infiltration systems to be used for the approved development, have been submitted to and approved in writing by the local planning authority. Such details shall include:

- Designs and specifications for the soakaways and infiltration systems;
- Calculations for the surface water storage requirements in respect of a 1 in 30 year rainfall event;
- Calculations for the design of the soakaways and infiltration systems in accordance with the infiltration test results submitted pursuant to the approved details of condition 21;
- Geotechnical ground investigation results to show that the proposed soakaways and infiltration systems will function as designed.

REASON: To prevent the increased risk of flooding.

In the event of the S106 agreement not being completed by 25 February 2016, the Head of Planning be authorised to extend this period or 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 (2012).

101. **Application 15/00856/FUL 33 Saffron Road**

Conversion of existing garage into habitable accommodation, erection of a first floor extension, external alterations to enable sub-division of existing four bedroom dwelling to create 1no. three bedroom and 1no. two bedroom dwellings.

This item was deferred to the 21 January 2016 Planning Committee to enable a site visit for Councillors to be undertaken.

102. **PS Application 15/00888/FUL Green Acres, Warfield Road**

The erection of 8 new dwellings with associated garages and parking with the access off existing bell mouth on Atte Lane following demolition of existing outbuilding.

A site visit had been held on Saturday 12 December 2015 which had been attended by Councillors Brossard, Dudley, Hill, Mrs Ingham, Mrs McKenzie-Boyle, Peacey and Thompson.

The Committee noted:

- The comments of Warfield Parish Council, raising a number of concerns.
- Objections were received from 15 households for the original plans. An additional seven letters, from the same households, were received for the revised plans. The issues raised are summarised below:
 - Consultation was not carried out appropriately
 - Maintenance of existing planting
 - Insufficient car parking
 - Concerns that Atte Lane will be used for overspill parking, which would result in congestion and highway safety issues.
 - Congestion on Atte Lane and associated noise and disturbance.
 - Access should be from Warfield Road.
 - Road safety of Atte Lane and surrounding roads.
 - Insufficient visitor parking.
 - Concerns over construction vehicles, dust carts, delivery vehicles, fire engines and ambulances being able to access the site.
 - Overdevelopment of the site.
 - The terraced houses do not have garages and are out of keeping with the surrounding houses.
 - Removal of hedging would affect the character of Atte Lane.
 - There should be replacement planting and landscaping to ensure character and privacy are maintained.
 - The other side of the site is more appropriate for redevelopment.
 - Noise and disturbance to surrounding properties from additional houses.
 - Biodiversity concerns.
 - Security risk and health and safety risk from pathway to the rear of the houses for bin storage.
 - Sets a precedent for high density development on eastern part of Green Acres site.
 - No school places.
 - The design and size of the houses is out of character with the surrounding development.

It was **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 condition(s):-

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 and documents received by the Local Planning Authority on 9 November 2015:

P15/32/101/E: Proposed site layout
P15/32/110/D: Plots 1-3 Floor Plans
P15/32/120/A: Plots 1-6 Elevations sheet 1 of 2
P15/32/121/A: Plots 1-6 Elevations sheet 2 of 2
P15/32/210/C: Plot 7 Plans and Elevations
P15/32/310/A: Plot 8 Plans and Elevations

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The proposed bathroom windows in the northern (rear) elevations of the dwellings on plots 2 and 5 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

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 first floor of the houses hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

06. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

07. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be implemented and maintained.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

08. 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.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

09. The protective fencing and other protection measures specified by condition 8 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

10. 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 dwellings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

11. 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.
- 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.

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.

REASON: - In the interests of good landscape design and the visual amenity of the area.

12. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

13. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

14. No dwelling shall be occupied until vehicular access as shown on drawing P15/32/101-D has been constructed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. 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.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with drawing P15/32/101-D. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

17. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

18. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

19. 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

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

20. 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.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

21. 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 carbon emission will be reduced by at least 10% and 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.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

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.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

In the event of the S106 agreement not being completed by 25 March 2016, the Head of Planning be authorised to extend this period or 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 (2012).

103. **Application 15/00905/FUL Daruchini, Forest Road, Binfield**

Erection of 2 x three bed dwellings on land adjacent to former Daruchini and formation of new access onto Forest Road.

A site visit had been held on Saturday 12 December 2015 which had been attended by Councillors Brossard, Dudley, Hill, Mrs Ingham, Mrs McKenzie-Boyle, Peacey and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council recommending refusal.
- Five objections from surrounding properties summarised as follows:
 - The development would result in a loss of light and loss of privacy to the properties opposite the site.
 - Loss of privacy to the properties at the rear of the site.
 - Increase in traffic causing a highway safety issue.
 - Lack of visibility due to the hedging at the front causing a highway safety issue.
 - Concern that there would be an overflow of cars to the area, as visitor spaces are not provided.
 - Parking provision being taken away from the community, as the car parking supported the parents of Binfield Primary School for a safe drop off and collection of children.
 - Parking would be reduced for the former Daruchini building.

The Committee agreed to a minor amendment of Condition 9 as set out below and the addition of Condition 18 as detailed below.

It was **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.
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 16 September 2015:
14-2050-151-P2
14-2050-152-P2
14-2050-153-P2
14-2050-154-P2
14-2050-155-P2
14-2050-156-P2
14-2050-157-P2
14-2050-158-P2
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No construction works shall take place until brick and tile samples 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.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. No construction works shall take place until details showing the finished floor levels of the dwelling 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.

REASON: In the interests of the character of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. The first floor landing windows in the side elevations of the dwellings 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.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved plan site layout.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. No dwelling shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. 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 adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. No dwelling shall be occupied until the associated vehicle parking and turning space has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. No dwelling shall be occupied until secure and covered parking and storage for bicycles and bins has been provided in accordance with the approved drawings.
REASON: In order to ensure bicycle and refuse facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
11. No construction works 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.
REASON: In the interests of amenity and road safety.
[Relevant Policies: BFBLP EN20, M9, Core Strategy DPD CS23]
12. 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.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
13. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]
14. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]
15. 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.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

16. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.

[Relevant Policies: BFBLP EN25]

17. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

18. No construction shall take place until details of noise attenuation treatment to the proposed western boundary has been submitted to and approved in writing by the Local Planning Authority. The dwelling on Plot 1 shall not be occupied until the noise attenuation treatment has been implemented in accordance with the approved scheme and maintained as such thereafter.

In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

104. **Application 15/00955/FUL 6 Sherring Close**

Erection of two storey side extension with chimney, installation of dormer windows to front and rear and single storey rear extension with provision of balcony and s/s front extension following demolition of existing garage and utility room.

Remove existing roof and provide new roof to main house with two rooms in roof space.

New detached double garage with room over.

Change materials of dwelling to have rendered walls with slate tiled roof.

Councillor Mrs McKenzie Boyle declared that she had an affected interest in this item and left the room for the duration of this item.

A site visit had been held on Saturday 12 December 2015 which had been attended by Councillors Brossard, Dudley, Hill, Mrs Ingham, Mrs McKenzie-Boyle, Peacey and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council objecting to the proposed development
- Four objections from surrounding properties which can be summarised as follows:
 - Loss of privacy and overlooking from additional first and second floor windows.
 - Design and size of the dwelling house being out of keeping in the close.

- Overbearing nature.
- Size and scale of the garage.
- Commercial/business use of the garage.

It was **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.
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:
15/16/050/2 Rev D 'Proposed Plans'
15/16/050/4 Rev C 'Detached Garage Plans'
15/16/050/5 Rev A 'House and Garage Elevations'
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. 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 north-east side elevation of the garage and the north-west and south-east side elevation of the dwellinghouse hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
04. The garage accommodation hereby permitted shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
05. The first floor of the garage hereby permitted shall be used only for purposes ancillary to the use of the premises (as outlined in red on the submitted site plan) as a dwelling house.
REASON: To ensure no commercial use of the premises.
06. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
REASON: In the interests of the privacy of nearby dwellings.
[Relevant Policies: BFBLP EN20, Core Strategy CS7]

105. **Application 15/01014/FUL Land at the Limes, Forest Road, Hayley Green, Warfield**

Erection of 4 no. houses with new vehicular access to The Limes. [Note for clarification: these are in place of 2 no. houses approved at appeal under reference APP/R0335/W/14/2228002].

The Committee noted:

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

- The comments of Warfield Parish Council objecting to the proposed development.
- Five objections summarised as follows:
 - The recent appeal decision was based on eight dwellings.
 - The additional units will increase traffic onto an already busy and dangerous road.
 - If approved, the developer may make further applications to increase the number of units beyond 10.
 - Parking for the additional units may overspill into The Limes.
 - The Limes cannot accommodate additional traffic. The existing road is narrow, with a sharp bend.
 - The proposed footpath link from the development across Westmorland Park will result in parking within The Limes by users of the park.
 - Loss of animal habitats.
 - Loss of open green space.
 - Local services are already strained and cannot accommodate additional residents.
 - Difficulties with accommodating construction vehicles and deliveries to the site.

It was **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 condition(s):-

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 14.10.2015:

55711-PL-01A-SITEPLAN

AH55711/PL/01/A
 AH55711/PL/20
 AH55711/PL/21/B
 AH55711/PL/22/A
 AH55711/PL/23/B
 AH55711/PL/24/B
 AH55711/PL/25

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. None of the dwellings hereby permitted shall be occupied until the means of access, including access for pedestrians and cyclists, has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
05. Prior to the commencement of construction of any of the approved dwellings a vehicular turning head shall be constructed within the application site, in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the development is provided with adequate turning for vehicles within the site .
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
06. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the 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 erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - vii) temporary portacabins and welfare for site operatives
- REASON: In the interests of amenity and road safety.
07. No dwelling shall be occupied until the vehicular parking and/or turning space associated with that dwelling has been laid out in accordance with the approved plans and surfaced in a material, details of which shall have first been submitted to and approved in writing by the local planning authority.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
08. The garages shown on the approved plans shall be retained for the use of parking vehicles at all times.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

09. Notwithstanding any details shown on the approved drawings, the garage doors shall be a minimum width of 2.4m and a minimum height of 2.1m.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

11. All planting comprised in the soft landscaping works shall be carried out in accordance with the approved details in the first planting season (1st October to 31st March) following the completion of the development or in accordance with the a programme that shall first be agreed in writing with the local planning authority prior to the commencement of work on the development. All hard landscaping works shall be completed prior to the occupation of any part of the 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.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

12. Notwithstanding the information submitted with this application, the development hereby permitted shall not be begun until a plan showing trees and hedgerows to be retained has been submitted to and approved in writing by the Local Planning Authority. 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 any trees or hedgerows shown to be retained on the approved plans, are removed, uprooted, destroyed, die or become diseased during the course of the development within a period of 5 years of the completion of the development, 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.

REASON: In order to assess the impact of the development upon existing vegetation.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

13. All existing trees and hedgerows to be retained in accordance with details approved under condition 12 shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.
REASON: In order to assess the impact of the development upon existing vegetation.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
14. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the dwellings are first occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.
REASON: - In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

In the event of the S106 planning obligation(s) not being completed by 28th February 2016 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).

106. **Application 15/01095/RTD Land At Rear Of Shell Garage, Bagshot Road**
Replacement of existing 12 metre pole supporting 3no. antennas (overall height 14.9 metres) with a new 16 metre pole supporting 3no. shrouded antennas (overall height 16 metres), replacement of 1no. equipment cabinet, installation of 1no. equipment cabinet, with ancillary development.

This application was removed from the agenda.

CHAIRMAN