

**PLANNING COMMITTEE
22 JUNE 2017
7.30 - 9.34 PM**



Present:

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

Also Present:

Councillors Turrell

Apologies for absence were received from:

Councillors Leake, Mrs McKenzie and Skinner

2. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 18 May 2017 be approved as a correct record and signed by the Chairman.

3. Declarations of Interest

There were no declarations of interest.

4. Urgent Items of Business

There were no urgent items of business.

5. PS 16/01091/FUL Meadow View and Eden Vale, Chavey Down Road, Winkfield Row, Bracknell, Berkshire RG42 7PN

A site visit had been held on Saturday 17 June 2017 which had been attended by Councillors Dudley, Mrs Hayes MBE, Dr Hill, Mrs Ingham, Mrs McKenzie-Boyle, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council recommending refusal.
- 21 letters of objection as summarised in the Agenda Papers.

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA;

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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

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 other submitted details.

01 Proposed Plans and Elevations: Plots 1 & 2 – LPA received 04.11.17

02 Proposed Plans and Elevations: Plot 3 – LPA received 04.11.17

03 G Proposed Site Layout – LPA received 09.06.17

04 A Proposed Cycle Stores – LPA received 08.06.17

Ecology Report (November 2016) – LPA received 18.11.17

REASON: To ensure that the development is carried out only as approved by the local Planning

03. 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. 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]

04. No development shall take place until samples of the materials to include bricks and roof tiles and other hard surfaces to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

05. 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. Any site clearance during this period shall be undertaken in compliance with the approved scheme.

REASON: In the interests of nature conservation

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

06. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include control of dust, smell, and other effluvia and also vehicle routing and delivery times. The approved scheme shall be performed, observed and complied with.

REASON: In the interest of amenity.

07. Demolition or 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. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of amenity.

08. 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) specifications of control of noise arrangements for construction and demolition.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (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

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

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

09. 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 Policy CS10]

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 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]

11. No development shall be commence until the applicant has submitted to the Local Planning Authority written confirmation from Thames Water that the existing mains sewer has sufficient capacity accommodate both surface water and foul water discharge rates as set out in their Drainage Strategy dated May 2017 without increasing flood risk off-site. The final Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained and maintained for the lifetime of the development.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Plans and Policies: CSDPD CS1]

12. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, 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.

13. No dwelling 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.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawing. 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]

16. No dwelling shall not be occupied until the secure cycle parking stores as approved have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be

clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. REASON: In the interests of nature conservation [Relevant Plans and Policies: CSDPD CS1, CS7]

19. All ecological measures and/or works shall be carried out in accordance with the details contained in Aspect Ecology's report dated November 2016 and maintained as such thereafter.

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

20. No works shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), 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.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

21. No development shall commence until details of the boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved boundary treatments shall be implemented and maintained thereafter.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

22. If within a period of 5 years from the completion of the development: -
No retained tree, hedgerow or groups of shrubs (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.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

23. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.

- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2.4m minimum height protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s of site specific ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.
- j) Note stating that tree protection measures are to be routinely monitored by site visits undertaken at maximum 4 week intervals by a person suitably qualified and experienced arboriculturalist appointed by the developer/ site owner. Signed copies of the inspection report to be sent to the Council's Planning Department following each visit.

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

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]

24. The protective fencing and other protection measures specified by condition 23 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

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

In addition to the protection measures specified above,

- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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]

25. No development (including initial site clearance) shall commence until a programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.
- f) Confirmation that routine monitoring site visits are to be undertaken at maximum 4 week intervals by a person suitably qualified and experienced arboriculturalist.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place without the prior written agreement of the Local Planning Authority. A copy of the signed inspection report shall be sent to the local Authority following each visit.
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]

26. 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 in its entirety, 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) Specific methodology for marrying into the existing adopted highway.
- e) 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.
REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

27. No development shall commence until a site specific method statement for the removal of all existing hard surfaced areas and/or structures of any other description, located within the minimum Root Protection Areas (RPA's) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) A site plan at a minimum scale of 1:200, identifying all areas where such work is to be undertaken.
- b) Reinstatement to soft landscape area including proposed ground de-compaction works.
- c) Timing and phasing of works.

The Construction Method Statement shall be observed, performed and complied with in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area

28. No development shall commence until a site specific method statement for the implementation of all services located within Root Protection areas of retained trees using trenchless technology only has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) a site layout plan at a minimum scale of 1:200 specifying the proposed location where this methodology is to be used
- b) Specific method to be used
- c) programme for the phasing and timing of works

The development shall be carried out under arboricultural supervision in full accordance with the approved site layout and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

29. 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.
- e) Means of enclosure (walls and fences etc)
- f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- g) Recycling/refuse or other storage units, play equipment
- h) Other landscape features (water features, seating, trellis and pergolas etc).

Implementation

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner.

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 EN1 and EN20, CSDPD CS7]

30. 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. If within a 5 year period of the completion of the development any soft landscaped area which is removed, uprooted, or is destroyed or dies shall be replaced by plants of the same species and size as that originally planted at the same place.

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

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

31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

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

6. **16/00391/OUT Garth Works, Kennel Lane, Warfield, Bracknell, Berkshire**

A site visit had been held on Saturday 17 June 2017 which had been attended by Councillors Dudley, Mrs Hayes MBE, Dr Hill, Mrs Ingham, Mrs McKenzie-Boyle, Phillips and Thompson.

The Committee noted:

- The comments of Warfield Parish Council recommending refusal.
- 6 letters of objection and 1 letter of representation as summarised in the Agenda Papers.

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA;

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990

02. Approval of the details of the scale of the buildings(s), appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

- Proposed Block Plan 290_pln_601/G 02.06.17
- Proposed Site Layout 290_pln_605/D 02.06.17

REASON: To ensure that the development is carried out only as approved by the local Planning

05. 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. 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]

06. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. Any site clearance during this period shall be undertaken in compliance with the approved scheme.

REASON: In the interests of nature conservation

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

07. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include control of dust, smell, and other effluvia and also vehicle routing and delivery times. The approved scheme shall be performed, observed and complied with.

REASON: In the interest of amenity.

08. Demolition or 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. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that

they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of amenity.

09. 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) specifications of control of noise arrangements for construction and demolition.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

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

10. No development shall take place until details in respect of measures to:

(a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;

(b) Minimise the pollution potential of unavoidable waste;

(c) Dispose of unavoidable waste in an environmentally acceptable manner;

have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of all building operations.

REASON: In the interest of amenity.

11. The development hereby permitted shall be implemented in accordance with the water efficiency measures as set out in the Sustainability Statement dated 14th April 2016 and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

12. 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.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

13. The development hereby permitted shall not be commenced until details for the design of the sustainable drainage scheme in accordance with the submitted drainage strategy (reference: 'Odyssey Markides Technical Note Dated June 2017)

have been submitted to and approved in writing by the local planning authority. The details shall include:-

- Proposed permeable paving

REASON: To prevent the increased risk of flooding

[Relevant Policy: Planning Practice Guide 'Flood Risk and Coastal Change' as amended 15/04/2015]

14. No building hereby permitted shall be occupied until details of the management regime to be employed for the purposes of implementing and maintaining the drainage scheme, as set out in the 'Odyssey Markides Technical Note Dated June 2017', has been submitted to and approved in writing by the Local Planning Authority. Thereafter the on-going maintenance will be carried out by the agreed parties.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding

[Relevant Plans and Policies: CSDPD CS1]

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 without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

16. No dwelling 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.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

17. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. Those areas shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

18. No dwelling shall be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawing. 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]

19. The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BFBLP M9]

20. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing(s)/detail(s).

REASON: In order to ensure bicycle facilities are provided.

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. No development shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.

b) Positions and spreads of existing hedgerows and groups of mature shrubs.

c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.

d) Proposed location/s of protective barrier/s.

e) Illustration/s of the proposed protective barriers to be erected.

f) Proposed location/s and illustration/s of site specific 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.

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.

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.

24. Within a period of 5 years from the completion of the development: -

a) No retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed.

b) Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding biodiversity.

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

25. The development hereby permitted shall not be begun 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: -

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

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

7. 16/00914/FUL Land At Lower Broadmoor Road and Cricket Field Grove, Crowthorne, Berkshire

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council recommending approval.
- 9 representations received from residents of surrounding properties.
Consisting of 6 objections, 1 in support and 2 providing comments.

It was noted that one Councillor abstained from voting.

Following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to:

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

02. Provision of on-site affordable housing

03. Measures to secure improvements to the footpath linking Cricket Field Grove with Furze Hill Crescent.

04. Measures to secure the lease of the sports pitches, parking and facilities.

05. Securing the main vehicular access and footways as privately maintainable with

permissive rights for the public at all times;

06. The developer informing all future purchasers of the private status of the roads and footways within the site and that they, not the Council, will be responsible for them in perpetuity.

07. The developer agreeing to indemnify the Council's waste collection vehicles from damage that may occur from entering a private road.

08. Secure the management and maintenance of the proposed SuD's's drainage features.

RESOLVED 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.

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:

Layouts

- 101502-BAR-SC-01 Rev H (Planning Layout)
- 101502-BAR-SC-02 Rev H (Information Layout)
- 101502-BAR-SC-03 Rev G (Heights Layout)
- 101502-BAR-SC-05 Rev G (Unit types Layout)
- 101502-BAR-SC-07 Rev G (Land use Plan)
- 101502-BAR-SC-06 (Location Plan)
- 5138_P_007 Rev A (Landscape masterplan)
- 6360_PDL01 C (Drainage Strategy)

Flats

- 101502-B1-E1 Rev D (Apartment Block 1 Elevations)
- 101502-B1-E2 Rev D (Apartments Block 1 Elevations)
- 101502-B1-E3 Rev D (Apartments Block 1 Elevations)
- 101502-B1-E4 Rev C (Apartment Block 1 Elevations)
- 101502-B1-P1 Rev E (Apartment Block 1 Gnd Floor Plan)
- 101502-B1-P2 Rev E (Apartment Block 1 First Floor Plan)
- 101502-B1-P3 Rev E (Apartment Block 1 Second Floor Plan)
- 101502-B1-P4 Rev E (Apartment Block 1 Third Floor Plan)
- 101502-B2-E1 Rev C (Apartment Block 2 Elevations)
- 101502-B2-E2 Rev A (Apartment Block 2 Elevations)
- 101502-B2-E3 Rev C (Apartment Block 2 Elevations)
- 101502-B2-E4 Rev B (Apartment Block 2 Elevations)
- 101502-B2-P1 Rev D (Apartment Block 2 Gnd Floor Plan)
- 101502-B2-P2 Rev D (Apartment Block 2 First Floor Plan)
- 101502-B2-P3 Rev D (Apartment Block 2 Second Floor Plan)
- 101502-B2-P4 Rev C (Apartment Block 2 Third Floor Plan)

Dwellings

- 101502-AB-E1 (Abingdon Elevations)
- 101502-AB-P1 (Abingdon Floor Plans)
- 101502-AL-E1 Rev B (Alderney Elevations)
- 101502-AL-P1 Rev A (Alderney Plans)
- 101502-AV-E1 Rev B (Alverton Elevations)
- 101502-AV-E3 Rev A (Alverton Elevations)
- 101205-AV-E4 Rev A (Alverton Elevations)
- 101205-AV-P1 Rev A (Alverton Floor Plans)

101205-AV-P2 (Alverton Floor Plans)
 101205-AV-P3 (Alverton Floor Plans)
 101502-EN-E1 (Ennerdale Elevations)
 101502-EN-E3 (Ennerdale Elevations)
 101502-EN-E4 (Ennerdale Elevations)
 10152-EN-P1 Rev A (Ennerdale Floor Plans)
 101502-MA-E1 Rev A (Maidstone Elevations)
 101502-MA-E2 Rev A (Maidstone Elevations)
 101502-MA-P1 Rev A (Maidstone Floor Plans)
 101205-NO-E1 Rev A (Norbury Elevations)
 101502-NO-P1 Rev A (Norbury Floor Plans)
 101502-RA-E1 Rev A (Radleigh Elevations)
 101502-RA-P1 Rev A (Radleigh Floor Plans)
 101502-RI-E1 Rev A (Richmond Elevations)
 101502-RI-E2 (Richmond Elevations)
 101502-RI-E3 (Richmond Elevations)
 101502-RI-P1 (Richmond Floor Plans)
 101502-WV-E1 (Woodvale Elevations)
 101502-WV-P1 (Woodvale Floor Plans)

Sports Pitches:

5138_P_001 (Overview Plan Sports Pitches and SANG Provision)
 5138_P_002 (SANG Provision)
 5138_P_005 (Sports Pitch Sections)
 S138_P_003 (Sports Pitch Provision)
 101502-CF-E1 Rev B (Changing Facilities)
 101502-CF-P1 Rev B (Changing Facilities)
 6360-PDL-02 A (Drainage Strategy)

Bins and Carports

10152-BS01 Rev A (Bin and Cycle Store type 01)
 101502-CP01 (Covered Parking type 01)
 101502-CP02 (Covered Parking Type 02)
 101502-CP05 (Covered Parking Type 05)
 101502-CP06 (Covered Parking Type 06)
 101502-CP07 (Covered Parking Type 07)
 101502-CP08 (Covered Parking Type 08)
 101502-CP09 (Covered Parking Type 09)
 101502-SH01 (Cycle Shed 01)
 101502-SH02 (Cycle Shed 02)
 101502-SUB01 Rev A (Substation)

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

03. No superstructure development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area and to protect the setting of nearby listed buildings and registered historic park and garden.

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

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the proposed buildings, including the sports amenity block,

hereby approved in relation to fixed datum points showing the proposed and existing land levels across the site 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. 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 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.

(f) Routing and timing of demolition and construction traffic

The details of (f) shall be implemented and complied with as approved during the course of construction of the development.

REASON: In the interests of amenity and road safety.

06. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction 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

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

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

[Relevant policies: BFBLP EN25]

07. No superstructure works 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 and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

08. The proposal hereby permitted shall be carried out in accordance with the details within the Arboricultural Impact Assessment dated June 2016 as amended by the Arboricultural Impact Assessment: Addendum dated March 2017.

REASON: To safeguard trees and other vegetation considered worthy of retention in the interests of the visual amenity of the area.

[Relevant Plans and Policies: BFBLP Policy EN1]

09. The development hereby permitted shall not be occupied until:

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

The details in respect of 1), above 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) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- d) Means of enclosure (walls and fences etc)
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- f) Recycling/refuse or other storage units, play equipment
- g) Other landscape features (water features, seating, trellis and pergolas etc).

Each plot shall be landscaped and completed in full accordance with the approved soft landscape planting scheme, prior to its first occupation. All other hard landscape elements of the approved landscape scheme shall be carried out prior to the occupation of the last dwelling on 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' 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 development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

- i) A programme of site investigation and recording or alternative appropriate mitigation within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and

archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI.

REASON: In the interest of protecting archaeology of the site
[Relevant Plans and Policies: BFBLP EN7 and NPPF]

11. Prior to commencement of development full detailed design of the proposed scheme must be submitted and approved in writing by the LPA. The design shall accord with the strategy set out in WSP FRA and revised drainage strategy design drawing no. 6360-PDL-01-Rev C for Site A and Drawing No. 6360-PDL-02 A for Site B. The design shall be supported by a Geotechnical report to be submitted to the council, which will include additional testing to confirm the infiltration rates in accordance with full BRE 365 compliant test results. The Geotechnical report will confirm the depth and design of the infiltration structures to ensure that there is no risk to slope stability as a result of the proposed strategy and confirm that the design takes into consideration the full hydrological and hydrogeological context of the site to ensure there is no increased risk of flooding off-site. Calculations demonstrating that the structures are sufficiently sized, taking into account the accurate contributing areas and including an allowance for urban creep of 10%, to accommodate the 1 in 100 year + 40% climate change storms shall be included in the submission. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.
Reason: To ensure the site can be adequately drained and prevent flooding.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

12. Prior to commencement of development confirmation that the proposed drainage strategy does not impact on any areas of contaminated land shall be submitted to and approved in writing by the LPA.
Reason: To ensure the site can be adequately drained without pollution the ground water.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

13. No gates shall be provided at any of the vehicular access to the site.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

Conditions relating to the residential development at Cricket Field Grove

14. No dwelling shall be occupied until the vehicle and pedestrian access serving that dwelling has been constructed and provided in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety. [Relevant Policies: CSDPD CS23]

15. No dwelling or apartment shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with approved drawing 101502-BAR-SC-02 rev H. The spaces, including those within carports, shall not thereafter be used for any purpose other than parking and turning.
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, CSDPD CS23]

16. No superstructure development relating to the residential element shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, as required under optional Building Regulation Part G, 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 relating to the residential element of the site 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 dwelling shall be occupied until a habitat management plan has been submitted to and approved by the local planning authority prior to the occupation of the development. The plan shall include:

- i) description and evaluation of the features to be managed
- ii) description of target habitats and species
- iii) ecological potential and constraints on the site
- iv) aims and objectives of management
- v) appropriate management options including location and method statements
- vi) prescriptions for management actions
- vii) preparation of a work schedule indicating the timing of works
- viii) personnel responsible for implementation of the plan
- ix) monitoring and remedial measures triggered by monitoring

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

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

19. No aspect of the development (including site clearance and demolition) off Cricket Field Grove shall commence until a scheme to mitigate the impact of the development on bats has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- o details of methods to avoid killing, injury or disturbance to bats during development
- o details of the provision of temporary roosts during construction
- o details of the provision of replacement roosts
- o details of habitat management and enhancement, e.g. suitable lighting and planting
- o details of appropriate post construction monitoring

The mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the local planning authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: For the purpose of protecting and enhancing bio-diversity

[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

20. Before the commencement of development of the residential element off Cricket Field Grove hereby permitted, the proposed vehicular access's off Cricket Field Grove shall be formed and provided with visibility splays in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent

carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

21. Prior to the first occupation of any dwelling hereby permitted, a scheme for the removal and landscaping of the parking spaces located on the north side of Cricket Field Grove shall be submitted to and approved in writing. The scheme shall be implemented as approved prior to the first occupation of the dwellings.

REASON: To ensure that there is no increase in parking spaces within 400m of the SPA.

[Relevant Policies: Core Strategy DPD CS14, South East Regional Plan, Saved Policy NRM 6]

22. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

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

[Relevant Policy: BFBLP M9]

23. No apartment or dwelling shall be occupied until secure and covered parking for bicycles relevant to that block or plot has been provided in accordance with the approved drawing(s)/detail(s).

REASON: In order to ensure bicycle facilities are provided.

[Relevant Policies: BFBLP M9, CSDPD CS23]

Conditions relating to the sports pitches and SANG area.

24. The sports pitches or SANG shall not be used until the parking and vehicle access has been constructed and provided in accordance with plan 5138.P.003 which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

25. Prior to the first use of the sports pitches hereby permitted, a management plan for the maintenance of the proposed ditches shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include measures to monitor water quality and manage the ditches and associated reedbeds. The management, maintenance and monitoring shall be carried out in accordance with the approved plan.

REASON: To protect run-off into the Butter Stream and the receiving SSSI, SPA in the interest of bio-diversity

[Relevant Plans and Policies: CSDPD CS1 and CS7]

26. The new playing fields shall be provided in accordance with the details set out in the planning application, specifically drawing nos. 5138_P_003 and 101502-CF-PL before first occupation of the development hereby permitted. They shall be made available for use in accordance a timetable to be submitted and approved by the Local Planning Authority prior to the first occupation.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy
[Relevant Plans and Policies: CSDPD CS8 and BFBLP SC3]

27. No development shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and
- (ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe specified within the scheme required above. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

REASON: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use and to accord with Development Plan Policy
[Relevant Plans and Policies: CSDPD CS8]

28. Notwithstanding the approved drawings, before the commencement of development of the sports pitches, details of the bridge connecting the two sports playing fields shall be submitted to and approved in writing by the local planning authority. The details shall be implemented in accordance with the approved details prior to the sports pitches being first used.

REASON: In accordance with health and safety and to enable maintenance.
[Relevant Plans and Policies: CSDPD Policy CS1, CS7]

29. Before the commencement of development of the SANG and Sports Pitches hereby permitted, the proposed vehicular access's off Lower Broadmoor Road shall be formed and provided with visibility splays in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height. The works shall be completed prior to first use.

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

8. 17/00003/FUL Tesco Stores Ltd, Whitton Road, Bracknell, Berkshire RG12 9TZ

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council recommending approval.
- 5 letters of objection as summarised in the Agenda Papers.

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 submitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 03.04.17 and 08.06.17:

WCRG12-PL-002 (Rev A)

WCRG12-PL-003 (Rev A)

WCRG12-PL-004 (Rev A)

WCRG12-PL-005 (Rev B)

WCRG12-PL-006

WCRG12-PL-007

WCRG12-PL-008

WCRG12-PL-009

WCRG12-PL-010

WCRG12-PL-011 (Rev A)

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

03. The operation hereby permitted shall not be open to customers outside 08:00 hours to 19:00 hours Monday to Saturday, and 10:00 hours to 16:00 hours Sunday and Bank Holidays. No lighting shall be operational outside these hours.

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

[Relevant Policies: BFBLP EN20, EN25]

04. The development shall be carried out in accordance with the Alan Tulla Lighting document 'Survey Report and Recommendations' dated 21 March 2017.

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

[Relevant Policies: BFBLP EN20, EN25]

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), no external lighting shall be installed on the site or affixed to any structure on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority except for any lighting which may be shown on the approved drawings.

REASON: In the interests of the amenities of the residents of neighbouring properties.

[Relevant Policies: BFBLP EN20, EN25]

06. No part of the car wash facility shall be operational until the 2.7m high acoustic fence has been erected. The fence shall be maintained as such thereafter for the duration of the operation of the car wash facility hereby approved.

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

[Relevant Policies: BFBLP EN20, EN25]

9. **17/00248/3 Rural Rides, Pump Lane, Ascot, Berkshire SL5 7RW**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- No representations had been received from neighbouring properties.

RESOLVED that the application is recommended to be **APPROVED** 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.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Site Location Plan and Block Plan, Drawing number: 5072/070, Received 07.04.2017
Proposed Elevation and Floor Plan, Drawing number: 5072/071, Received 07.04.2017

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated in the submitted application form.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

10. **17/00341/FUL 13 Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU**

A site visit had been held on Saturday 17 June 2017 which had been attended by Councillors Dudley, Mrs Hayes MBE, Dr Hill, Mrs Ingham, Mrs McKenzie-Boyle, Phillips and Thompson.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- Objections had been received from 9, 10, Augusta (16), 22, 26 and 30 Priory Lane and were summarised in the Agenda Papers.

RESOLVED that the application is recommended to be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Site Location Plan, Received 22.03.2017

Block Plan, Received 22.03.2017

Proposed Elevations, Drawing reference: Appendix One, Received 22.03.2017

Proposed Cross Section, Drawing reference: Appendix Two, Received 22.03.2017

Soft Landscaping Plan, Received 05.06.2017

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

02. Within one month of the date of this decision, the fence hereby approved shall be stained with a natural creocote dark stain.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

03. The soft landscaping scheme submitted in support of the development hereby approved shall be followed. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, with two months of this approval. As a minimum, the quality of all soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced within two months 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]

04. The hedge hereby approved shall hereafter be retained at a density as stated in the submitted Soft Landscaping Scheme. It shall be maintained at the height of no less than 1.5 metres. It shall be retained for as long as life of the approved fence.

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

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

11. **17/00442/PAC Building 2 Technology House, The Boulevard, Cain Road, Bracknell, Berkshire RG12 1WP**

This item was withdrawn from the Agenda.

12. **17/00557/RTD Telecommunications Mast, Foresters Way, Crowthorne, Berkshire**

The Committee noted:

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

RESOLVED that the application be delegated to the Head of Planning to grant **PRIOR APPROVAL** following the expiration of the consultation period for the siting and appearance of the development subject to compliance with the following conditions:

01. Drawing no. BRF018 001 Rev D received 26 May 2017

Drawing no. BRF018 002 Rev D received 26 May 2017

Drawing no. BRF018 003 Rev D received 26 May 2017

02. The existing 14.7m high mast shall immediately be removed following the installation of the replacement mast hereby permitted once it is operational and the existing mast has been decommissioned.

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

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

03. The replacement mast hereby approved shall be painted Grey RAL 7035.

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

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

04. The Komodo cabinet hereby approved shall be painted Green RAL 6009.

REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

CHAIRMAN