

**PLANNING COMMITTEE  
9 NOVEMBER 2017  
7.30 - 9.41 PM**



**Present:**

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

**Also Present:**

Councillor Peacey

**Apologies for absence were received from:**

Councillors Finnie and Skinner

**51. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 12 October 2017 be approved as a correct record and signed by the Chairman.

**52. Declarations of Interest**

Councillor Dr Hill declared an interest in Item 6, PS 17/00482/FUL Bracknell and Wokingham College, Wick Hill, Sandy Lane, Bracknell, Berkshire RG12 2JG as he was a Board Member of Bracknell and Wokingham College, but was advised that he could remain in the Council Chamber and participate in the item.

**53. Urgent Items of Business**

There were no urgent items of business.

**54. 17/00841/FUL Land Adjacent To Binfield House Nursery, Terrace Road, North Binfield, Bracknell, Berkshire**

**Change of use of part of parking area serving doctors surgery to provide gardens for plots 3 and 4 (approved under planning permission 16/00374/FUL), erection of 1.8m close boarded fence and provision of additional parking spaces for the doctors surgery.**

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council giving no objection to the proposal.
- Twenty seven objections as summarised in the Agenda papers and supplementary report.

**RESOLVED** that the application is **APPROVED** 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 on 18.10.2017:  
PL-5001 Rev A  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
  03. Notwithstanding the submitted plans, before the commencement of development, details of the new boundary between the doctors surgery and the rear gardens of plots 3 and 4 be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be retained as approved. Details shall include:
    - a) Any retaining feature
    - b) any landscaping, including species, planting densities and maintenance plan on the side of the doctors surgery.
 REASON: To ensure the amenities of the local residents.  
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
  04. If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. The approved remediation strategy shall be complied with.  
REASON: To protect potential end users of the site.  
[Relevant Plans and Policies: BFBLP EN25]
  05. The two parallel parking spaces, located north of the access drive, shall be retained for parking whilst the doctors surgery remains in operation. Once the use ceases the land shall be returned to its original state.  
REASON: In the interest of highway safety and visual amenity  
[Relevant Plans and Policies: CSDPD CS1, CS23 , CS7]
55. **PS 17/00482/FUL Bracknell and Wokingham College, Wick Hill, Sandy Lane, Bracknell, Berkshire RG12 2JG**
- Erection of 61 dwellings, comprising 36no. 1, 2 and 3 bedroom apartments and 25no. 2 and 3 bedroom houses, with associated parking, amenity space and landscaping following the demolition of educational buildings (3748 sq m in D1 use) at the Wick Hill Centre and children's nursery.**

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of The Bracknell Forest Society
- Twenty one objections as summarised in the Agenda papers and supplementary report.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Ms Madeline Diver objecting to the application and Mr Campbell Christie, speaking on behalf of the applicant.

**RESOLVED** that following the completion of planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to (but not limited to the below, the Head of Planning in consultation with the Chairman of the Planning Committee be authorised to add or amend this list obligations):

SPA mitigation measures

Affordable housing

Securing the adoption of the cycle path and access roadways.

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:

S201- Location Plan

S202- Existing Site Survey

P202 Rev. O - Proposed Site Plan

P210 Rev. P- Proposed plans plots 1-16

P211 Rev. L Proposed elevations plots 1-16

P212 Rev M- Proposed plans plots 17-27

P213 Rev. K - Proposed elevations plots 17-27

P214 Rev. N - Proposed plans plots 28-36

P215 Rev. L - Proposed elevations plots 28-36

P216 Rev. F - Proposed plans and elevations plot 37

P217 Rev. F - Proposed plans and elevations plots 38, 39, 43, 44, 45, 46, 47, 48, 52, 53.

P218 Rev. F - Proposed plans and elevations plots 41, 42, 54, 55

P219 Rev. G - Proposed plans and elevations plots 40

P220 Rev. J- Proposed plans and elevations plots 56, 57, 58, 59

P221 Rev. G - Proposed plans and elevations plots 49, 50, 51

P222 Rev. E - Proposed plans and elevations plots 60, 61.

P223 Rev A - Proposed plans and elevations refuse and recycling

P224 - Proposed plans and elevations bicycle stores

P225- Proposed plans and elevations bicycle stores

P226- Proposed plans and elevations refuse and recycling

Parmabrook Flood Risk Assessment and Drainage Strategy dated June 2017

Parmabrook Drainage Strategy dated October 2017

Letter from Parmabrook to Julia Greene dated 8th August 2017.

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

03. No superstructure works 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. Notwithstanding the submitted plans, no dwelling hereby permitted shall be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the dwelling to which the details relate.

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. Notwithstanding the submitted plans the development shall not commence until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including 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 interest of the character of the area.

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

06. 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 in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies Core Strategy DPD CS23]

07. No dwelling shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be retained.

REASON: In the interests of accessibility and to facilitate access by cyclists and pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

08. No dwelling shall be occupied until the associated vehicle parking or vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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. No development shall take place until a scheme has been submitted to and approved in writing to accommodate:
- (a) Parking of vehicles of site personal, operative 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
  - (f) Temporary Portacabins and welfare for site operatives
  - (g) Construction management plan to include lorry routing and delivery times.

Each facility will be retained throughout the course of construction of the development, free from any impediment to its designated use.

REASON: In the interests of amenity and road safety

[Relevant Policies: BFBLP M9, Core Strategy DPD CS7]

10. No development shall take place until a plan showing visibility splays at the junction to Sandy Lane and from Johnstone Close 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. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

11. 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 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 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]

12. There shall be no restrictions on the use of the car parking spaces within the communal parking areas shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted, with the exception of one space per flat being allocated to the relevant flat.

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 Plans and Policies: BFBLP M9]

13. No superstructural works shall take place until details of the signing for the visitor spaces has been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be maintained and retained.

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. 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]

15. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The buildings 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]

16. 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]

17. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works at the junction between Sandy Lane access servicing plots 54-61.

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]

18. The windows in the southern elevation of apartment block containing plots 28-36 development 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 with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

19. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, in so far as it related to water use, 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]

20. The development shall not commence 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 at least 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]

21. The development (including site clearance and demolition) shall not commence until a wildlife protection plan for construction has been submitted to and approved in writing by the local planning authority. The plan shall include:

i) an appropriate scale plan showing where construction activities are restricted and protective measures

ii) details of protective measures to avoid impacts during construction

iii) a timetable to show phasing of construction activities

iv) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

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

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

22. The demolition shall not be begun 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 bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) 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.

REASON: In the interests of bio-diversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

24. No dwelling hereby approved shall be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

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



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

REASON: In the interests of bio-diversity and visual amenity of the site

[Relevant Plans and Policies: CSDPD CS1, CS7]

25. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:
- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
  - b) Positions and spreads of existing hedgerows and groups of mature shrubs.
  - c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
  - d) Proposed location/s of 2.4m high protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
  - e) Illustration/s of the proposed protective barriers to be erected.
  - f) Proposed location/s and illustration/s of 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) Arboricultural site monitoring - Note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturalist (appointed by the land owners), at maximum 4 week intervals for the duration of all works on site to ensure full compliance with the approved tree protection and monitoring scheme. Copy of the signed report to be forwarded to the Local Authority following each site 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]

26. The protective fencing and other protection measures specified by condition 25 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.

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

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

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The 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.

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]

28. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.

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]

29. No development shall commence until:

- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
- (ii) a programme for the phasing and timing of works have been submitted to and approved in writing by the Local Planning Authority.

Details of the site layout plan shall include: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soak-aways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

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

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]

30. No development shall take place until:

(i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:

- a) Existing and proposed finished levels.
- b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
- c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and

(ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

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

31. Prior to the commencement of development, excluding demolition, the applicant, or their agents, or successors in title, will secure and implement a programme of archaeological works in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the local planning authority. The programme will commence with exploratory archaeological evaluation, the results of which shall inform archaeological mitigation measures that may be required and those measures will be agreed with the local planning authority prior to the commencement of development. The mitigation measures will be implemented in accordance with those agreed with the local planning authority.

REASON: In the interests of identifying and recording any archeological remains.

[Relevant Policies: BFBLP EN7 and NPPF]

32. Development shall not commence until a drainage strategy detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

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

[Relevant Policies: CSDPD Policy CS1]

33. No development shall commence until a surface water drainage scheme (SWDS) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall demonstrate that surface water run-off generated up to and including the 1 in 100 years critical storm, with a suitable allowance for climate change and allowances for urban creep included, will not exceed the run-off from the equivalent greenfield site and that flood risk will not be increased elsewhere from the in accordance with the principles of the Parmabrook Drainage Strategy dated October 2017 and Flood Risk Assessment dated June 2017 and letter from Parmabrook to Julia Greene dated 8th August 2017. The strategy should include details of exceedance routing throughout the development. The SWDS shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding [Relevant Policies: CSDPD Policy CS1]

34. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
  - Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details,

planting (if necessary) and drawings as appropriate taking into account the groundwater table.

- Confirmation of the gully spacing calculations to demonstrate they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.
- The approved details shall be implemented as in accordance with the approved details.

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

[Relevant Policies: CSDPD CS1]

35. Development shall not commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features. The approved details shall thereafter be complied with.

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

[Relevant Policies: CSDPD CS1]

In the event of the S106 planning obligations not being completed by 31st January 2018, the Head of Planning be authorised to extend this period or REFUSE the application on the grounds of:-

1. 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).
2. 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
3. In the absence the measures too secure the adoption of the footpath cycleway to the south of the site, and access roads the application does not promote other means of transport other than the private car, contrary to policies CS1, and CS23 of the CSDPD supported by the NPPF

56. **17/00888/FUL 414 Yorktown Road, College Town, Sandhurst, Berkshire GU47 0PR**

**Section 73 application for the removal of condition 14 (opening hours) of planning permission 00/00539/FUL, which states the gym "shall not be open to customers outside the following times: 1100 to 2100 hours Monday to Friday and 1100 to 1800 hours on Saturdays" to allow for a 24 hour gym.**

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council objecting the proposal.
- Four objections as summarised in the Agenda papers.

***RESOLVED that application 17/00888/FUL be REFUSED for the following reason:***

***The proposed removal of the condition restricting the hours of use of the gym would result in unacceptable harm to the living conditions of the neighbouring occupiers due to an increase in noise and disturbance and vehicle movements. The proposal would therefore be contrary to 'Saved' Policies EN20 and EN25 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.***

57. **17/00920/FUL 17 Russell Close, Bracknell, Berkshire RG12 7FE**

**Change of use from C3 (Dwellinghouse) to mixed use C3 (Dwellinghouse) and retrospective childminding business (D1 use).**

A site visit had been held on Saturday 4 November 2017 which had been attended by Councillors Brossard, Dudley, Mrs Ingham, Mrs McKenzie, Mrs McKenzie-Boyle, Phillips and Thompson.

The Committee noted:

- The Supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council, refusing the application.
- The four objections and three letters of support as summarised in the Agenda papers.

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

01. The number of children present at 17 Russell Close connected to the childminding business during operational hours shall not in total exceed 12 at any one time.  
REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of adjoining residents.  
[Relevant Plans and Policies: CSDPD CS1]
02. The hours of operation of 17 Russell Close connected to the childminding business shall be restricted to the maximum hours of 07.00 hours and 18.30 hours Mondays to Fridays.  
REASON: To enable the Local Planning Authority to maintain control over the use of the site in the interests of the amenities of adjoining residents.  
[Relevant Plans and Policies: CSDPD CS1]

03. No other D1 use (other than a childminding business) shall take place at 17 Russell Close outside of the approved operational hours.  
REASON: To enable the Local Planning Authority to maintain control over the use of the site.  
[Relevant Plans and Policies: CSDPD CS1]
04. Outside of the operational hours of the childminding business, 17 Russell Close shall return to sole C3 (residential) use and shall solely be used for C3 (residential) use at weekends and public holidays.  
REASON: To enable the Local Planning Authority to maintain control over the use of the site.  
[Relevant Plans and Policies: CSDPD CS1]
05. The childminding use hereby permitted shall be carried on only by Mrs Jarvis for the period during which the dwelling is occupied by Mr and Mrs Jarvis.  
REASON: To ensure that the development is carried out as approved by the Local Planning Authority  
[Relevant Plans and Policies: BFBLP EN20, EN25]
06. No staff other than the applicant, Mrs Jarvis, shall be employed connected to the childminding business at 17 Russell Close.  
REASON: In order to control the intensity of the use in relation to the amount of car parking in the interests of road safety.  
[Relevant Plans and Policies: BFBLP M9]
58. **17/01093/PAC Aspect 1-3, Wokingham Road, Bracknell, Berkshire**  
This item has been withdrawn from the agenda and determined under delegated powers.
59. **Miscellaneous Item - Planning Performance Report - Quarter Two, 2017-18**  
The Committee noted the Planning Performance Report – Quarter Two, 2017-18.  
Arising from the Members' comments and questions, it was noted:
- That it may be helpful to include the number of dwellings in the Planning Appeals data.
  - The amount of CIL demand notices that had been issued was higher than had been expected.
  - It was preferred that the performance report be issued separately to the Supplementary paper and sent to all Members.

**CHAIRMAN**