

Date Published: 12 November 2020



PLANNING COMMITTEE

12 NOVEMBER 2020

SUPPLEMENTARY PAPERS

TO: ALL MEMBERS OF THE PLANNING COMMITTEE

The following papers have been added to the agenda for the above meeting.

These were not available for publication with the rest of the agenda.

Kevin Gibbs
Executive Director: Delivery

Page No

Planning Applications

(Head of Planning)

**The conditions for public speaking have been met in the applications marked 'PS'.
For further information or to register for public speaking, please contact Customer
Services 01344 352000.**

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Agenda Annex

BRACKNELL FOREST BOROUGH COUNCIL
PLANNING COMMITTEE
12th November 2020
SUPPLEMENTARY REPORT

Correspondence received and matters arising following preparation of the agenda.

Item No: 5
20/00214/OUT

Land East Of Old Priory Lane and West Of Maize Lane Warfield Bracknell Berkshire

ADDITIONAL REPRESENTATIONS RECEIVED

Three additional representations have been received although two have been from the same person. Matters raised that are relevant to this application are summarised as follows.

Comments received from an adjacent landowner:

- i. Safeguarding of future access into 'Land Rear of Warfield Priory', immediately to the north west of the application site, is not necessary. [Officer response: access does need to be safeguarded between this land and the application site, in case access onto the northern end of Old Priory Lane (as required by the Area 1 Masterplan) to serve the subject site cannot be achieved. This would avoid the need for an alternative point of access directly onto Warfield Street]
- ii. Vehicle and pedestrian access would require detailed care through the existing tree belt containing veteran trees/Tree Preservation Order 1168. [Officer response: should this southerly access be required, the applicant would be required to consider this constraint and work with BFC to develop an appropriate access design to minimise any harm to trees]
- iii. 'Potential Vehicular Access Location to Future Development' should be shown on all of the Applicant's plans up to the subject site boundary, and formally adopted. [Officer response: ref. para 8.109, DAS p85. Indication of potential future access on plans, the requirement for an adoptable highway up to the boundary and an appropriate non-ransom planning obligation is considered sufficient to safeguard future access to adjacent land parcels]
- iv. To ensure pedestrian/cycle accesses between the two land parcels are safeguarded, "Potential" on plans should be removed and reference to "Cycle" added to label this link on the Applicant's plans. [Officer response: reference to pedestrian is consistent with the Area 1 Masterplan, and reference to "potential" reflects the fact that delivery of the link to the north is outside the control of this planning application]
- v. The pedestrian link arrow currently sits within an area landscaped for a private driveway through which the public would be directed, resulting in a potential highway safety and management conflict. It should also be shown up to the site boundary. [Officer response: noted. This matter has been addressed in the latest Access and Movement Strategy Plan Rev Q. The Land Use Parameter Plan shows this land as OSPV, therefore consideration for the need to deliver the link north will be considered in land transfer arrangements, secured by planning obligation]
- vi. Clarity is required on how the mechanisms for deliverability of the potential vehicular pedestrian/cycle accesses link through to the subject land are to be secured. [Officer response: the vehicle access will be secured by non-ransom provision in the s106, and the pedestrian link will be secured through OSPV land transfer arrangements]

- vii. In principle supportive of the proposed turning head at the southern end of Old Priory Lane, which limits the intensification of activity onto Warfield Street, and removes the need for a further turning head towards the northern end of Old Priory Lane. [Officer response: noted]
- viii. In principle no objection on drainage/flood risk grounds, subject to the LLFA's suggested conditions being implemented at the detailed design stage. [Officer response: noted]
- ix. Ecology documents should be made publicly available in order to verify the Applicant's survey results, proposed mitigation proposals, and latest Biodiversity Net Gain Report. [Officer response: sensitive information in the Ecological Assessment and Update Grassland Habitat and Badger Activity Survey, which originally prevented their publication, has since been redacted and both are now publicly available]
- x. Tree ref. 7033 on the boundary with this adjacent land should be identified as a veteran tree, which as a consequence could conflict with the application layout. [Officer response: ref. section vi Trees and Landscaping. This detail will be dealt with at reserved matters stage]
- xi. Ecological surveys do not appear to be up to date. [Officer response: ref. section vii Biodiversity. The Ecology Officer is satisfied with the information provided and is supportive of the application subject to suitably worded conditions and planning obligations secured by s106 agreement.]

Objection received from Warfield Village Action Group (WVAG):

- i. BFC now has a housing land supply of nearly 7 years, well in excess of the requisite 5 years, together with a housing delivery of 99%; therefore, this housing site is no longer needed. [Officer response: ref. paras 8.1, 8.4. 5YHLS factors in delivery of housing on this allocated site]
- ii. The proposal is completely out of character with the semi-rural character of the area and will negatively impact the site and surrounding area. Contrary to local and national planning policy on character. Development should at the very least reflect the semi-rural character of Warfield Street and demonstrate character principles as required by the Warfield SPD. [Officer response: ref. sections ii. Design and Impact on the Character of the Area, iii Impact on Residential Amenity]
- iii. Development would destroy the site's horse grazing and horse riding function, which in turn will impact on local stables and other businesses which depend on horses. [Officer response: ref. paras 8.1, 8.4, 8.12. Horse riders will continue to be able to use Hedge Lane]
- iv. Construction on this site on such a large scale will completely erode the traditional horse culture and character of the immediate area, especially along Warfield Street, where horse culture and traditions go back centuries, being also mentioned in the Doomsday Book of 1086. [Officer response: ref. paras 8.1, 8.4. Visual impact of the development on Warfield Street would be limited, and residential vehicles would be prevented from accessing directly onto Warfield Street - ref. para. 2.3]
- v. The site should continue to provide the necessary green space gap between development to the south and the more semi-rural and rural area to the north. Given the already significant and unacceptable overdevelopment of Warfield, this need is greater than ever. [Officer response: ref. paras 8.1, 8.4, section ii. Design and Impact on the Character of the Area]
- vi. The site and its hedgerows are a haven for wildlife, and the existing vegetation is imperative to sustaining a sufficiently safe air quality for existing residents and the environment. [Officer response: ref. sections vi Trees and Landscaping, vii Biodiversity]

- vii. The grassland and paddocks, together with the scenic and long-standing public footpaths and bridleways, provide an area of natural green space essential to the quality of life for existing residents, which is more important now than ever before, given that many work from home. [Officer response: ref. paras 8.1, 8.4, 8.50-8.51, section vii Biodiversity. The development provides for the retention of Hedge Lane and further provides a network of formal and informal pedestrian and cycle routes through the site and connecting to the existing network beyond the site boundary]
- viii. Existing local infrastructure, including road networks and community amenities, is already struggling, which has not been fully addressed by this proposal. [Officer response: ref. paras 8.4-8.21 & section xiv. Infrastructure delivery]

Representations omitted from officer report

- i. Habitats Regulations Assessment (HRA): Windsor Forest and Great Park SAC - At what point will BFC carry out assessment of potential impact (traffic-related pollution) from this allocated development on Windsor Forest and Great Park SAC (Special Area of Conservation)? As far as I can tell, SALP allocations as a whole were not screened for this impact at the SADPD stage or since. [Officer response: ref. section x. Thames Basin Heaths Special Protection Area (SPA). The Council is currently working with Natural England in carrying out an Air Quality Assessment of the emerging Bracknell Forest Local Plan. This takes account of all habitats sites within and in the vicinity of Bracknell Forest and includes the development planned or already brought forward through the Site Allocations Local Plan. There have been some delays to this work because the transport modelling has not yet been completed. The Report 'Habitats Regulations Assessment of the Royal Borough of Windsor and Maidenhead Local Plan March 2020' considered in combination effects. Paragraph 2.4.3.1 refers to one of the sources of information for this assessment and states that 'The potential impacts of more general development within RBWM and the surrounding area were taken into account through the use of traffic forecasts which relied on the use of the Temprow model for forecasting future traffic growth over the period to 2033'. The BFC Site Allocations Local Plan allocates development to 2026 which is well within the timeframe of this traffic forecast. Natural England have been consulted on an Appropriate Assessment for this application, in accordance with Paragraph 63 (3) of the Conservation of Habitats and Species Regulations 2017. Natural England confirmed that they had no comments to make, as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.]

AMENDMENT TO RECOMMENDATION

The wording of the recommendation and following conditions have been updated:

10 RECOMMENDATION

10.1 Upon the completion of an agreement under Section 106 of the Town and Country Planning Act 1990, incorporating the following planning obligations amended, added to or deleted as the Head of Planning considers necessary in compliance with local and national planning policy and relevant legislation:-

- i. The provision of an appropriate level of affordable housing.
- ii. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA, including the provision of SANG and contribution towards SMM.
- iii. Securing the timely provision of, and contributions to, local facilities and services including:
 - a) a comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;
 - b) on-site provision of land and access to secure delivery of up to a 2FE primary school;
 - c) financial contributions towards the provision of primary school places;
 - d) financial contributions towards the provision of a multi-functional community hub;
 - e) a comprehensive package of on and off-site measures to provide OSPV, in accordance with standards;

- iv. Travel plan implementation and monitoring.
- v. Safeguarding of future access to adjoining land.
- vi. Provision of SuDS.
- vii. Biodiversity mitigation and enhancements.
- viii. Monitoring, management and maintenance costs.

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: -

2. Applications for approval of the reserved matters pursuant to the development hereby approved shall be submitted in accordance with the following timescales:
 - a) Parcels 1a, 1b, 1ci, 1cii, 1d, 1e, 2ai, 2aii, 2b, 2c & 2d on the approved Phasing Strategy Plan (Plan ref. RG-M-50 Rev M) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - b) Parcels 3 & 4 on the approved Phasing Strategy Plan shall be made to the Local Planning Authority before the expiration of thirteen years from the commencement of the development.
- REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

[Note: Condition 2 has been amended to ensure that wording is consistent with terms used in the submitted Phasing Strategy Plan and the s106 agreement. Reference to 'Parcel' will replace 'Phase' in other conditions.]

3. The development hereby permitted within each of the Parcels of the approved Phasing Strategy Plan shall be begun not later than the expiration of two years from the final approval of the reserved matters for that Parcel, or, in the case of approval on different dates, the final approval of the last such matter for that Parcel to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
4. With the exception of Parcel 4 of the development hereby permitted, development shall not exceed 270 dwellings. Parcel 4 of the development hereby permitted shall not exceed 35 dwellings.

REASON: In the interests of the proper planning of the area.

5. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority: -

Application plans:

- o Site Boundary Plan - RG-M-02 Rev. P (received 12.4.20)
- o Application Masterplan - RG-M-44 Rev Q (received 26.10.20)

Site access plans:

- o Proposed Access Arrangements Old Priory Lane Harvest Ride Staggered Junction - 5489.011 Rev B (received 16.10.20)
- o Proposed Treatment to Maize Lane - 5489.SK34 Rev N (received 16.10.20)
- o Proposed Treatment of Old Priory Lane - 5489.SK55 Rev D (received 16.10.20)
- o Primary Maize Lane Access and Improvements to Whitegrove Roundabout - 5489.019 (received 9.11.20)

Parameter plans:

- o Land Use Parameter Plan - RG-M-24-1 Rev V (received 26.10.20)
- o Density Parameter Plan - RG-M-37 Rev K (received 26.8.20)
- o Building Heights Parameter Plan - Plan ref. RG-M-38-1 Rev N (received 26.10.20)

Strategy plans:

- o Access and Movement Strategy Plan - RG-M-33 Rev Q (received 26.10.20)
- o Urban Design Strategy Plan - RG-M-24-1 Rev C (received 26.8.20)
- o Green Infrastructure / Landscape Strategy Plan - L9 Rev G (received 27.10.20)

- o Phasing Strategy Plan - RG-M-50 Rev M (received 16.10.20)
- o Landscape and Biodiversity Management Strategy (October 2020) (received 29.10.20)
- o Landscape and Biodiversity Management Strategy Plan - L8 Rev F (received 29.10.20)
- o Flood Risk and Drainage Strategy - 5489.FRA Issue 06 (July 2019) (received 16.3.20)

Other documents for approval:

- o Design and Access Statement (October 2020) (received 26.10.20)
- o Ecology Assessment (October 2020) - J20191_P9_Rev G (received 19.10.20)
- o Biodiversity Net Gain Assessment (October 2020) (received 23.10.20)

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

6. Notwithstanding the detail shown on the following site access plans:

- i. Proposed Access Arrangements Old Priory Lane Harvest Ride Staggered Junction (Drawing No. 5489.011 Rev B)
- ii. Proposed Treatment to Maize Lane (Plan ref. 5489.SK34 Rev N)
- iii. Proposed Treatment of Old Priory Lane (Plan ref. 5489.SK55 Rev D)
- iv. Primary Maize Lane Access and Improvements to Whitegrove Roundabout (Plan ref. 5489.019)

no development within a Parcel shall take place until details of the vehicle access works related to that Parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

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

33. Prior to commencement of development a fully integrated surface water model for the whole site will be provided demonstrating that betterment is provided in terms of downstream flows and volumes for all events from the 1 in 1 year storm to the 1 in 100 year event including the most recent climate change allowances, in accordance with the principles set out in the Flood Risk and Drainage Strategy (Ref. 5489.FRA Issue 06) (July 2019) and subsequent modelling notes. It shall be demonstrated that the integrated surface water model considers the interaction of both on and off-site flows (including the potential for exceedance of the Thames Water balancing pond), water levels present in the central watercourse, provision of low flows to the great crested newt pond and include a 10% increase in impermeable area to allow for urban creep. The submitted surface water model will demonstrate that the greenfield runoff rate is met for each development Parcel and that at no point during the phased delivery of the scheme will flood risk be increased off-site.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

35. No Parcel of the development hereby permitted shall commence until full details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters in accordance with the submitted Integrated Surface Water Model;
- b) The drainage strategy must include details of the connection to allow controlled flow into the great crested newt pond from the SuDS. The drainage scheme must also include sensitive drainage design to protect amphibians from road gullies, catchpits and culverts;
- c) Any works required on or off-site to ensure adequate discharge of surface water without causing flooding, pollution or increased risk or duration of flooding (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;

- e) A timetable for implementation; and
f) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved drainage scheme shall thereafter be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

38. The affected phase of development shall not commence until full details of the dedicated overflow route from the Thames Water Balancing pond has been provided demonstrating that it is sufficiently sized to ensure no properties are at risk during a 1 in 100 year storm event including the most up to date allowance for Climate change.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

42. Development within a Parcel other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 43 to 48 (below) have been complied with within that Parcel.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Item No: 7
19/00847/OUT
Palm Hills Estate London Road Bracknell Berkshire

ADDITION TO OFFICER REPORT

4.1 Further clarification is provided below regarding the Cala Homes refusal of planning application 14/00569/FUL.

The following is a copy of the conclusion of the delegated report:

'Officer Conclusion

The proposed development of the site for residential development is, in principle, acceptable as the site has been allocated for housing through the adopted SALP. However, the application is considered contrary to development plan policies for the following reasons: -

The proposal fails to provide safe and adequate access to the development for vehicles and pedestrians which is likely to lead to conflict on London Road and Long Hill Road to the detriment of highway safety.

The proposal fails to provide adequate parking and turning for the dwellings on Long Hill Road that could lead to vehicles reversing out onto the road which could lead to conflict with other road users and would be detrimental to road safety.

The proposal fails to provide a satisfactory parking provision and layout which could lead to overspill parking within the development to the detriment of road safety.

It has not been demonstrated that, on a site heavily influenced by level changes, useable private amenity space has been provided.

It has not been demonstrated that, on a site heavily influenced by level changes, the requirements for on-site open space provision have been achieved.

It has not been demonstrated that the main footpaths to the apartments work in terms of useable and safe access bearing in mind the significant level changes.

It has not been demonstrated that the proposal, as a whole, provides high quality public realm due to the over dominance of parking on the access and northern spur road; and that the design of dwellings are appropriate in scale and design as a result of proposed dormer windows.

Finally, in the absence of mitigation secured by suitable planning obligations: -

- 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.
- The proposed development would unacceptably increase the pressure on transport, public open space, built sports, youth, education facilities, libraries and community facilities.
- No affordable housing has been secured.'

ADDITIONAL REPRESENTATION RECEIVED

An additional objection has been received from a local resident in London Road who raises concerns about the level of proposed development given that there are already drainage problems in London Road, together with issues already referred to in the Officer's report namely proximity of the landfill site, and highway issues.

AMENDMENT TO RECOMMENDATION

19. No dwelling shall be occupied until details of electric vehicle charging infrastructure with a minimum output of 7kW to be provided for the parking spaces marked with a circle for 'EV Charging Point' on the approved Information Plan (drawing reference 1295/Pln/147 revision C) have been submitted to, approved in writing by the Local Planning Authority and implemented in full. Thereafter the electric vehicle charging infrastructure shall be maintained in working order.

REASON: In the interests of sustainable transport.

[Relevant Policy: NPPF paragraph 110 e); Parking Standards SPD paragraph 3.8 part 1 (established through NPPF paragraph 105 e)].

23. No dwelling shall be occupied until a full Travel Plan in general accordance with the approved Framework Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Travel Plan shall be implemented in full and monitored for at least 5 years after the occupation of the last dwelling.

REASON: To promote Travel Planning in the interests of encouraging sustainable alternative modes of travel.

[Relevant Policies: Core Strategy DPD CS23, CS24.]

28. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 28 to 31(below) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 32 has been complied with in relation to that contamination.

Additional Condition

Thames Water and the Environment Agency suggested that a condition be placed on any consent to secure suitable foul water drainage is implemented in consultation with the relevant bodies.

43. No occupation of dwellings approved by this permission shall occur until either:
(i) It has been confirmed by the sewage undertaker (Thames Water) that sufficient capacity within the sewerage infrastructure currently exists to serve the development approved by this permission, or
(ii) a scheme for the improvement of the existing sewerage system has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved. No occupation of dwellings allowed by this permission shall occur until the approved scheme for improvement of the existing sewerage system has been completed.
REASON: In order to safeguard water quality.
[Relevant Policies: NPPF and CSDPD CS1]

Item No: 8

19/01004/OUT

3M United Kingdom Cain Road Bracknell Berkshire RG12 8HT

AMENDMENT TO REPORT

9.60 The proposed development would provide 27 dwellings and therefore affordable housing should be provided. At least 7 units will need to be secured by Section 106 agreement to meet 25% policy requirements. As per the Council's Planning Obligations SPD, the Affordable units should reflect the mix of the market dwellings. The Housing team may be able to consider a degree of flexibility in tenure mix or dwelling size where the developer is willing to supply dwellings for those on the special needs Housing register or ensure that the RP is able to deliver a number of social rented units. A planning obligation will secure the submission of an Affordable Housing Scheme prior to commencement which should detail the above requirements. Reason: Bracknell Forest Borough Local Plan, 2002, Saved Policy H8, Core Strategy Development Plan Document (CSDPD), 2008, Policy CS17 and The Council Executive Decision of 29th March 2011, Bracknell Forest Planning Obligations SPD 2015, Section 5.8

AMENDMENT TO RECOMMENDATION

05. No dwelling hereby permitted shall be occupied until the means of vehicular access to the site from Turnpike Road has been constructed in accordance with drawing ITL-15081-GA-001C.

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

07. The internal road layout within the development and the pedestrian and cyclist link between the development and Cain Road shall be constructed to adoptable standards, compliant with the Bracknell Forest Council Highways Guide for Development, in accordance with details to be approved as part of a reserved matters application.

REASON: In the interests of highway safety and amenity for pedestrians and cyclists.
[Relevant Policies: Core Strategy DPD CS23]

08. No dwelling hereby permitted shall be occupied until associated vehicle parking and turning space for refuse collection and fire tender has been provided in accordance with details to be approved as part of a reserved matters application. 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 parking and turning in the interests of highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

13. 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 Working Method Statement 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
- (vii) details of measures to mitigate the impact of demolition and construction activities on ecology.

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

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

18. No development 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. An ecological site inspection report shall be submitted within three months of the first occupation of a dwelling.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

Item No: 9

20/00072/FUL

Bus Depot and Offices Coldborough House Market Street Bracknell Berkshire

AMENDMENT TO RECOMMENDATION

15. The development shall be carried out in accordance with the tree and root protection measures originally approved pursuant to condition 16 of 18/00964/FUL under reference 19/00117/COND and as shown on Drawings:3080-916B Proposed Boundary Treatment 02, Type B2, 3080-917B Proposed Boundary Treatment Detail 03, Type B2 and 3080-403C Tree and Root Protection Plan.

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].

22. The development shall be carried out in accordance with the scheme for external site lighting as originally approved pursuant to condition 23 of 18/00964/FUL under reference 19/00087/COND and as shown on Drawing B3353 E 200B Proposed External Lighting Layout, Bat Wall w and Render 0-9w. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of the amenity of neighbouring property and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25]

24. No dwelling shall be occupied until:-

(a) a timetable for the laying out/provision of the following areas:-

- the landscaped perimeter of the site
- the landscaped courtyard
- the second and ninth floor courtyard gardens

in accordance with the approved details has been submitted to and approved in writing by the Local Planning Authority, and

(b) a plan for the long-term management and maintenance of these areas has been submitted to and approved in writing by the Local Planning Authority. The areas listed above shall be laid out/provided in accordance with the timetable approved under (a) above and thereafter managed and maintained in accordance with the plan approved under (b) above.

REASON: In the interests of the amenity and well-being of future residents

[Relevant Plans and Policies: BFBLP EN20 and CSDPD CS1]

Item No: 10
20/00786/RTD
Land At Ashbrook North Street Winkfield Windsor Berkshire

ADDITION TO OFFICER REPORT

Paragraph 6.1

Winkfield Parish Council raised no objection to the application.

Addition to Recommendation

Informative 2:

The applicant is advised that consideration should be given to the use of anti-graffiti paint on the proposed cabinets.

Item No: 11
20/00836/PAC
Countrywide House 28 Wellington Business Park Dukes Ride Crowthorne Berkshire
RG45 6LS

ADDITION TO OFFICERS REPORT

Paragraph 6.1

Crowthorne Parish Council objects to the application on the grounds that the proposal conflicts with the emerging Crowthorne Neighbourhood Plan which designates the land for employment use.

Paragraph 6.2

Eleven letters of objection have been received raising the following concerns:

- (i) Change of use not in line with emerging Crowthorne Neighbourhood Plan;
- (ii) Loss of business use (which would include loss of business rates);
- (iii) The presence of residents in a business park would not be suitable for the remaining business uses;
- (iv) Lack of suitable outside amenity space for future residents;
- (v) The building is not suitable for living accommodation (in terms of dampness, lack of water pressure, sewage provision, collection).

[Officer Comment: This is not a planning application and therefore only the matters listed in Paragraph 9.3 (amended by this supplementary report) can be taken into account when determining this application.]

Paragraph 9.3

The developer must also apply to the local planning authority for a determination as to whether the prior approval of the local authority will be required as to-

- (e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

Paragraph 10.3

- (e) Provision of adequate natural light in all habitable rooms

All the habitable rooms proposed include sources of light from two elevations, ensuring adequate light into these rooms. Due to the position of the application site it is not considered

that the light to these habitable rooms would be overly constrained by surrounding built form. As such, it is considered that adequate levels of natural light can be achieved.

Addition to Recommendation

Condition 4:

No dwelling shall be occupied until provision for secured, covered cycle storage for 4 bicycles has been provided as shown on the approved plans. This storage shall thereafter be kept available for storage of bicycles at all times.

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

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

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