

**PLANNING COMMITTEE – ADVISORY  
MEETING  
19 AUGUST 2021  
6.30 - 9.37 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Dr Barnard, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Parker and Skinner

**Apologies for absence were received from:**

Councillors Angell, Bhandari, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom and Virgo

**Also Present:**

Councillor Turrell

**44. Minutes**

The minutes of the Committee held on 28 July 2021 were noted.

**45. Declarations of Interest**

Councillor Heydon disclosed an affected interest in agenda item 10, 21/00233/FUL, as he was a Board Member on the Bracknell Forest Cambium Partnership and would leave the meeting for the item.

Councillor Birch disclosed an affected interest in agenda item 11, 21/00235/FUL, as this was his property and would leave the meeting for the item.

**46. Urgent Items of Business**

There were no urgent items of business.

**47. PS Application No 21/00361/PARC - Lavenir, Opladen Way, Bracknell**

This item was deferred from the agenda to a future meeting so that further information could be sought.

**48. Application No 21/00023/FUL - Binfield House, Terrace Road North, Binfield**

**Refurbishment and Conversion of Binfield House into 9 retirement apartments incorporating internal and external alterations and erection of new buildings containing 9 retirement dwellings, following demolition of existing single storey buildings, together with associated parking and landscaping**

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Binfield Parish Council as detailed in the agenda
- The 15 objections received as summarised in the agenda.
- The 2 further objections received on amended plans.
- The 1 letter of support.
- The 2 letters of objection as summarised in the supplementary report.

**Following the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:

- monitoring and contingency to ensure that the biodiversity net gains are delivered and maintained for a period of 30 years.
- clause to ensure accommodation is restricted to over 55's
- adoption of site roads to the extent required for the swept paths of the refuse vehicle and fire tender set out in Appendix D of the Transport Statement.
- clause to ensure the maintenance of the drainage.

**RECOMMENDED** That the Assistant Director: Planning **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant Director: 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:

- 3607.P.100 Rev A Site Location Plan
- 3607.P.104 F Site Plan
- 3607.P.105 F Colour Site Plan
- 3607.P.106 D Plots 1-5 Floor Plans
- 3607.P.107 F Plots 1-5 Elevations
- 3607.P.108 D Plots 6 -9 Floor Plans
- 3607.P.109 F Plots 6-9 Elevations
- 3607.P.110 F Context Elevation
- 3607.P.113 Bin & Cycle Stores
- 3607.P.111 F Plots 13-21 Floor Plans
- 3607.P.112 C Plots 13-21 Elevations

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

03. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- a) Sample panel of all facing materials, including a sample panel(s) of brickwork which demonstrates the brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;
- b) Samples and/or manufacturer's details of the roof materials for the proposed works,
- c) Plan and elevation, with materials annotated, of all new windows at a minimum scale of 1:20;
- d). Plan and elevation drawings, with materials annotated, of all new doors at a minimum scale of 1:20.

The relevant part of the works shall not be carried out otherwise than in accordance with the approved details.

REASON: In order to safeguard the setting of the Listed Building and the Conservation Area in accordance with the requirements of policy.

04. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:  
•schedule of materials and finishes for the hard landscaping including car parking and access road surfaces.

All work shall be carried out in strict accordance with the approved document(s).

REASON: In order to safeguard the setting of the Listed Building and the Conservation Area in accordance with the requirements of policy

05. No development shall take place until details of safe and suitable means of access for construction traffic including consideration of pedestrian movements and protection of the construction of existing highway has 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]

06. The existing access to the site from Wicks Green shall be closed and the verge reinstated in accordance with details to have been submitted to and approved by the Local Planning Authority, prior to the occupation of the final dwelling or within 1 month of the date of the scheduled completion of the construction works as agreed within the Construction Transport Management Plan submitted pursuant to condition 11 of this permission, whichever is the sooner.

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

07. No dwelling shall be occupied until the associated vehicle parking and turning space for 22 cars to park, with at least 2 spaces providing for disabled 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]

08. No development shall be occupied until  
(a) details of the location of 4 visitor car parking spaces, and  
(b) details of the signing for the spaces  
have 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 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]

09. No development 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 for at least 4 cycles. The development shall not be occupied

until the approved scheme has been implemented. The facilities shall thereafter be retained.

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

10. No gates shall be provided at the vehicular accesses to the site.

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

11. No development (including any demolition and site clearance works) shall take place, until a Construction Transport Management Plan has been submitted to and approved in writing by the Local Planning Authority.

The management plan as a minimum shall include:

- (i) Access arrangements for demolition and construction vehicles, including consideration of pedestrian movements in the local area and the protection of highway on the route(s) to the site;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) Areas for loading and unloading of plant and materials;
- (v) Areas for the storage of plant and materials used in constructing the development;
- (vi) Location of any temporary portacabins and welfare buildings for site operatives;
- (vii) Details of any security hoarding;
- (viii) Details of any external lighting of the site;
- (ix) Details of the method of piling for foundations (if used);
- (x) Measures to control the emission of dust, dirt, noise and odour during construction;
- (xi) Measures to control surface water run-off during construction;
- (xii) Measures to prevent ground and water pollution from contaminants on-site;
- (xiv) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xv) Details of wheel-washing facilities; and
- (xvi) Swept path drawings demonstrating that the largest anticipated construction vehicles can enter the site, turn around and depart in a forward gear.
- (xvii) a timetable to include all construction works.

The approved Construction Transport Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases and in the interests of highway safety.  
[Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7, CS23]

12. No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) 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 CEMP shall include measures for:-
- the control of dust, odour and other effluvia

- the control of noise (including noise from any piling and permitted working hours)
- the control of pests and other vermin (particularly during site clearance)
- the control of surface water run-off)
- the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site.
- the control of waste produced as part of this development (e.g. not burning of waste on-site)

Construction activity shall be carried out in accordance with the approved CEMP.

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

Relevant Policies: BFBLP EN25

13. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

14. 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. Should no evidence of contamination be found during the development, a statement to that effect shall be submitted to the Local Planning Authority.

REASON: -To protect future occupiers and users of the site from the harmful effects of contamination.

Relevant Policies: BFBLP EN25

15. Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 14) and a final validation report shall be submitted to the Local Planning Authority before the site (or relevant phase of the development site) is occupied.

REASON: -To protect future occupiers and users of the site from the harmful effects of contamination.

Relevant Policies: BFBLP EN25

16. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/ person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

17. No development shall take place (including demolition, ground works and site clearance) until a method statement for the sensitive works to avoid the potential of harm to great crested newts has been submitted to and approved by the Local Planning Authority. The content of the method statement shall include:
- the purpose and objectives for the proposed works
  - detailed designs and/or working methods to achieve the stated objectives
  - extent and location of the proposed works shown on an appropriate plan

- a timetable for implementation
- details of persons responsible for implementing the works

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

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

18. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed
  - b) Ecological trends and constraints on site that might influence management
  - c) Aims and objectives of management
  - d) Appropriate management options for achieving aims and objectives
  - e) Prescriptions for management actions
  - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
  - g) Details of the body or organization responsible for implementation of the plan
  - h) On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

19. No development shall be occupied 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 confirming the implementation of the biodiversity enhancement measures in accordance with the approved details.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFBLP EN3 CS1, CS7]

20. 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 with vertical calculation planes 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: BFBLP EN3 CS1, CS7]

21. No development shall take place until full details of the Surface Water Drainage System in accordance with the approved drainage strategy (Glanvillle Flood Risk Assessment dated 14<sup>th</sup> May 2021 Issue 6) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate.
  - b) Calculations demonstrating that the strategy accords with the approved discharge rate.

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

22. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted and approved in writing by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, control structure, cover systems .....etc.

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

23. No dwelling hereby permitted shall be occupied until hard and soft landscaping works have been completed in full accordance with a landscaping scheme that has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme 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; and
- b) comprehensive 5 year post planting maintenance schedule; and
- c) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and
- d) means of enclosure (walls and fences etc); and
- e) paving including open spaces, paths, steps and ramps, patios, cycle routes, driveways, parking courts, play areas etc. with details of proposed materials and construction methods; and
- f) recycling/refuse or other storage units; and
- g) other landscape features (water features, seating, trellis and pergolas etc).

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme. 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 during the next 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]

24. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following:

- a) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2005, 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.
- b) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2005.
- c) Illustration/s of the proposed fencing structure/s to be erected.  
The development shall be carried out in accordance with the approved scheme and programme.

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

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

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 5837:2005 '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.

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]

26. The first floor door associated with flat 17 on the north east (rear) elevation shall be fixed shut and designed to have a frosted window screen to prevent a significant level of overlooking to plot 5 with the details submitted to and agreed in writing with the Local Planning Authority prior to the occupation of this unit. The agreed details shall be implemented in full and retained thereafter.

REASON: To prevent the overlooking of rear property (plot 5) and ensure the protection of the Listed Building.

[Relevant Policies: BFBLP EN20 and Core Strategy DPD CS1]

27. The development shall not be occupied until evidence has been provided to and agreed in writing by the Local Planning Authority that the development will be served by a superfast broadband (fibre optic) connection. Where it can be demonstrated that this would not be possible, practical or economically viable, through consultation with Next Generation Access (NGA) Network providers, sufficient and suitable ducting shall be provided within the site and to the property to facilitate ease of installation at a future date. The agreed details shall be fully integrated into the proposed development and retained therein.

REASON: To provide high speed broadband

[Relevant Policies: Policy CO1 of the Binfield Neighbourhood Plan 2015-2026]

28. The dwellings within the development shall be occupied by persons aged 55 and over or living as part of a single household with such a person.

REASON: To ensure an acceptable level of carparking on the site.

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

**In the event of the S106 agreement not being completed by 30<sup>th</sup> November 2021, the Assistant Director: Planning be recommended to either extend the period further or refuse the application for the following reasons: -**

1. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

2. In the absence of a planning obligation to secure a 10% biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 170d of the NPPF.

49. **Application No 21/00024/LB - Binfield House, Terrace Road North, Binfield**  
**Application for Listed Building Consent for refurbishment and conversion of Binfield House into 9 retirement apartments incorporating internal and external alterations.**

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Binfield Parish Council recommending refusal as detailed in the agenda.
- The 1 letter raising objection to the Listed Building application.
- The 1 letter of support given for the Listed Building application.
- The 3 letters of objection as detailed in the supplementary report.

**RECOMMENDED** that the Assistant Director: Planning **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary: -

01. The works hereby approved shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

02. The works hereby approved shall be carried out only in accordance with the following approved plans:-

3607.P.111 F Proposed Floor Plans  
3607.P.112 C Proposed Elevations  
Heritage Statement (Updated May 21)

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

03. The development hereby permitted shall be carried out in a proper workmanlike manner appropriate to the age and character of the building and using traditional materials and techniques except where the use of modern materials and techniques have specifically been approved by the Local Planning Authority.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.

[Relevant Policies: Core Strategy CS1]

04. All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match existing, original or adjacent work (as deemed appropriate by the Local Planning Authority) with regard to the methods used and to materials, colours, textures and profiles.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.

[Relevant Policies: Core Strategy CS1]

05. All existing internal decoration features, including plaster work, ironwork, fireplaces, doors, windows, staircases, staircase balustrade and other woodwork, shall remain undisturbed in their existing position, and shall be fully protected during the course of works on site unless expressly specified in the approved drawings.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.  
[Relevant Policies: Core Strategy CS1]

06. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:  
a) Sample facing bricks to be used in repair of areas of brickwork and new brickwork where applicable.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.  
[Relevant Policies: Core Strategy CS1]

07. No related works shall be carried out unless further drawings showing the retention of the ground-floor doors to Plot 13 at a scale of not less than 1:20 and including elevation, plan and section details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and thereafter retained.

REASON: The submitted drawings are inadequate in this matter and further information is needed in order to protect and preserve the character of the listed building

08. No works shall be undertaken until details of the methods of providing insulation to the walls, floors and windows frames, have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.  
[Relevant Policies: Core Strategy CS1]

09. No new or replacement windows or doors shall be inserted in the building unless further details at a scale of not less than 1:20 and including elevation, plan and section details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and thereafter retained.

REASON: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.  
[Relevant Policies: Core Strategy CS1]

50. **Application No 21/00347/FUL - Land At Whitmoor Bog, North Of The Railway Line, Swinley Road, Ascot**

**Application to change the description of the permitted use of part of the managed woodland Crown Estate, known as Whitmoor Bog, Swinley Road, Ascot and extending the period of use that already allows the continued permanent, seasonal occupation of the site by Lapland UK in order for them to create their Winter Wonderland experience including the erection of temporary structures and to seek minor amendments to some of the conditions already applied for under planning permission 15/01006/FUL and amended by 19/00712/FUL.**

The Committee noted:

- The comments of Winkfield Parish Council as detailed in the agenda.
- The 17 letters of representation received as summarised in the agenda.

**RECOMMENDED** that the Assistant Director: Planning **APPROVE** the application subject to the following conditions amended, added to, or deleted as the Assistant Director: Planning considers necessary:

01. The use hereby permitted shall be carried on only by LUK Events Ltd and when the land ceases to be occupied by LUK Events Ltd the use shall cease.  
REASON: - The site is located outside of a defined settlement where it is the policy of the Local Planning Authority to restrict such use of the land and planning permission is only granted because the use is temporary in nature for three months of every year with all structures been cleared from the land in the intervening period of this seasonal event.

[Relevant Policies: BFBLP EN8, Core Strategy DPD CS9]

02. The development hereby permitted is granted for a limited period and restricted as follows:

(a) Open to the public annually from 1 November to the 15 January (inclusive)

(b) Open for site setup/dismantling annually from no sooner than 23 September and the opening event and from the closing of the event until no later than 8 February

(c) Construction/Dismantling Traffic shall not enter/exit the site Monday - Friday between 08:00 hrs - 09:00 hrs, 17:00 hrs - 18:00 hrs

Outside of these dates, the development and all temporary structures/buildings brought onto the land in pursuance of this permission and use shall be removed from the site and land restored to its former Condition in accordance with the approved scheme.

REASON: To accord with the terms of the application and to enable the Local Planning Authority to regulate and control the development of the land.

03. The development hereby approved shall take place only between the dates approved in Condition 02 above and the site shall only operate as specified within the following time frames.

(a) The site shall be open to the public no earlier than 30 minutes prior to the first tour operating time

(b) Tour Times: to commence no sooner than 08:00 hrs with the last tour starting no later than 19:00hrs

(c) The site shall be closed by no later than 23:00 hrs.

(d) No activity shall be permitted on the site between 23:00 hrs and 06:00 hrs other than for the purposes of security, restocking or routine basic maintenance but excluding construction work.

REASON: To accord with the terms of the application and to enable the Local Planning Authority to regulate and control the development of the land.

[Relevant Plans and Policies: BFBLP Saved Policies EN20, M4, Core Strategy DPD Policy CS23]

04. The development hereby permitted shall be carried out only in accordance with

(a) proposed typical site plan ref LL08.2021.SP01

(b) the following previously approved plans and information under reference 15/01006/FUL:

Dwg No. DW02 - C - Site location plan - LPA restamp date 26.11.15  
Dwg No. DW03 - C - Site section AA - LPA restamp date 26.11.15;  
Dwg No. DW04 - B - Site sections BB & CC- LPA restamp date 26.11.15  
Dwg No. DW05 - B - Site Section DD - LPA restamp date 26.11.15  
Dwg No. DW06 - B - Site Section EE - LPA restamp date 26.11.15  
Security Fencing Details - LPA received 22.01.16  
Planning Statement & Appendices - LPA restamp date 26.11.15  
(Appendix 6) Ecological Appraisal 2013 and Ecological Monitoring/Update Report dated August 2015 - prepared by Applied Ecology  
(Appendix 7) Lighting Report, prepared by Capita Symonds - May 2013 & update statement email dated September 2015  
(Appendix 8) Trackway Specification 19/00712/FUL  
Cycle Facilities - LPA received 04.02.16  
Contamination Prevention - LPA received 04.02.16  
Noise Prevention - LPA received 04.02.16

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

05. No sales of tickets shall take place on the site.

REASON: - To ensure the impact of this development does not adversely affect the local highway network.

[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]

06. The security fencing and the screening shall be erected as approved before the site is opened to the public.

REASON: - In the interests of the visual amenities and character of the area and site security.

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

**The conditions 7 to 9 are in draft and subject to change:**

07. Prior to the first use (including any vegetation/tree clearance) of the development hereby approved the following shall be undertaken:

- (i) the site shall be surveyed for the presence of reptiles
- (ii) survey results will be compared with long term trends, and
- (iii) the completed survey shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of protecting a Species of Principal Importance.

[Relevant Plans and Policies: CSDPD CS1]

08. The development hereby permitted shall be carried out in accordance with the approved John Wenman Landscape and Ecological Management Plan July 2021 and the Thompson Ecology Reptile Mitigation Strategy September 2016 and thereafter retained in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

09. 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: In the interests of the amenity of neighbouring residential properties nature conservation.

[Relevant Policies: BFBLP EN20, EN25 and CSDPD CS1, CS7]

10. The approved scheme detailing what preventative and remedial measures that will be implemented to prevent any spillages contaminating the land or water courses of the site shall be implemented prior to the site opening to the public.

REASON: To ensure that any potential for contamination can be contained without impacting upon the natural habitat and species that it supports.

[Relevant Policies: BFBLP EN25]

11. The approved scheme detailing what preventative and remedial measures will be implemented to prevent noise nuisance from plant and equipment brought onto the site shall be implemented prior to the first use of such equipment.

REASON: To ensure that any potential for noise nuisance can be contained without impacting upon the amenities of residential properties bordering the site.

[Relevant Policies: BFBLP EN25]

12. The on-site refuse storage facilities as approved under reference 16/00205/COND shall be provided in accordance with the approved details prior to the site opening to the public and thereafter shall be retained for the duration of the event.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

[Relevant Policies: BWLP WLP6 and WLP9]

13. The car parking and turning and circulation shall be provided in accordance with the approved drawing DW02.2-H and remain available whilst the event is operational.

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 development hereby permitted shall not open to the public until the covered bike park as shown on drawing DW02.2-H is provided for employees. The scheme shall be implemented as approved and remain thereafter whilst the event is operational.

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

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

15. The site organisational scheme approved under reference 16/00205/COND detailing the site setup and removal phases shall be implemented each season that the event opens to accommodate the following:

- (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 both the setup and removal phases of 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).

(f) No construction work shall take place on the site between 22:00 hrs and 08:00 hrs

REASON: In the interests of visual amenity, road safety and nature conservation of the site.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

16. The Car Park Management Scheme shall operate for the full duration of the opening of the event as approved under reference 16/00205/COND.

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 and to encourage sustainable alternative transport options to reduce the reliance on private car travel and make good use of the public transport options.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

17. The Car Park Management Plan approved under reference 16/00205/COND detailing the operation and layout of the on site parking and access arrangements including the use of marshalling within the site to control traffic shall be implemented as approved throughout the duration of the event.

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 and to encourage sustainable alternative transport options to reduce the reliance on private car travel and make good use of the public transport options.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

18. The site shall not be open to the public until the approved directional signage under reference 16/00189/COND has been fully implemented. The signs shall be maintained for the duration of the event and removed once the event has closed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

19. No overnight sleeping accommodation shall be permitted on the site.

REASON: - For the avoidance of doubt no overnight staff/security accommodation shall be allowed on the site in the interest protecting the amenities of the neighbours and conservation interests of the area after the site has closed after each day of its operation.

[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]

51. **Application No 21/00172/3 - Braybrooke Recreation Ground, Makepiece Road, Bracknell**

**Erection of 2no re-purposed wooden structures. One, a Scout Hut for a local Scout group and the other a classroom for Bracknell Town Council.**

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Bracknell Town Council raising no objection as detailed in the agenda.
- The one letter of representation received as summarised in the agenda.

**RECOMMENDED** That the Assistant Director: Planning **APPROVE** application 21/00172/3 subject to the following conditions amended, added to or deleted as the Assistant Director: 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:

Site Plan – Received 17.03.21

Block Plan – Received 30.04.21

Scout Hut Floor Plans (18101.02) – Received 17.03.21

Scout Hut Elevations and Section (18101.03) – Received 17.03.21

Classroom Floor Plan – Received 17.03.21

Classroom Elevations – Received 17.03.21

Classroom Section – Received 17.03.21

Classroom Specifications – Received 17.03.21

Tree Report – Received 30.04.21

Ecological Assessment – Received 15.06.21

Service Excavation Method Statement – Received 05.08.21

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

03. The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be similar in appearance to those shown on the approved plans.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The hours of operation for the facilities hereby approved shall be restricted to no earlier than 15 minutes after the opening of Braybrooke Park Carpark, and no later than 15 minutes before the closure of Braybrooke Park Carpark.

REASON: In order to ensure safe access to the car park.

05. The access path to the buildings shall be constructed of self-binding gravel and shall be created prior to the occupation of the buildings hereby approved.

REASON: In the interests of nature conservation, the character of the area and pedestrian safety.

06. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for 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 external lighting shall be installed in accordance with the approved scheme prior to the occupation of any building hereby approved.

REASON: In the interests of nature conservation and the pedestrian safety

07. The development hereby permitted shall not be occupied until a Woodland Management Plan has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include details of new



woodland planting and all outside activities to be undertaken in relation to the proposed development. No outside activity should occur, including the lighting of fires, unless it is specified in the Woodland Management Plan.  
REASON: In the interests of nature conservation

08. The development hereby permitted 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 nature conservation

09. The protective measures shown on the approved plans shall be installed within the application site prior to the commencement of development, including any initial site clearance, and shall be maintained fully intact and (in the case of fencing) upright until the completion of all building operations on the site.  
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]

10. All excavation works shall comply with the approved Service Excavation Method Statement.  
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]

11. Photographs should be provided to the LPA for the following stages of construction:

- The commencement of works on site
- The formation of the fencing compound
- The laying of ground protection
- The excavation works

Photographs should be taken and sent at least 3 working days before any of these stages begin, taken and sent during the installation itself, and taken and sent no more than 3 working days after the stage is completed.  
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]

52. **Application No 21/00233/FUL - Coopers Hill Youth and Community Centre, Crowthorne Road North, Bracknell**

**Demolition and comprehensive re-development (phased) to provide residential accommodation (52 Units) (Use Class C3) and ancillary works including access, car parking, cycle parking, landscaping and associated works.**

The Committee noted:

- The supplementary report tabled at the meeting
- That Bracknell Town Council raised no objection to the proposal.
- The 6 letters of representation received as summarised in the agenda.

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

i. Measures to avoid and mitigate the impact of residential development upon the

Thames Basins Heath SPA

- ii. Requirement to enter into S278 and S38 agreements for the construction of the access roads, footways and verges and their subsequent adoption prior to commencement.
- iii. Requirement to pay for any alteration to current Traffic Regulation Orders on Crowthorne Road North related to the on street parking bays and other restrictions associated with the access changes.
- iv Requirement to pay for an on-site Traffic Regulation Order to control overspill onsite parking from the development and general public so to protect highway safety.
- v. provision of the agreed standard of affordable housing;
- vi. provision of, and financial contribution towards, areas of OSPV; 116
- vii. contributions towards the provision and maintenance of community facilities;
- viii. contributions towards an off-site project capable of delivery Biodiversity net gain, management and monitoring .
- ix. submission and approval of a final SuDS Specification and Management and Maintenance plan to secure management of the SuDS for the lifetime of the development together with a monitoring sum

**RECOMMENDED** that the Assistant Director: Planning **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant Director: 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 received by the Local Planning Authority on 10.06.2021, 23.07.2021 and 3.3.2021:

L/002/P05

L/001/P04Rev 01

L/001/P01Rev01

CGL-ZZ-ZZ-DR-A-061010/P4

CGL-ZZ-ZZ-DR-A-061009/P4

CGL-ZZ-ZZ-DR-A-061008/P4

CGL-ZZ-ZZ-DR-A-061007/P4

CGL-ZZ-ZZ-DR-A-061000/P4

CGL-ZZ-ZZ-DR-A-061001/P4

CGL-ZZ-ZZ-DR-A-061002/P4

CGL-ZZ-ZZ-DR-A-060001/P1

CGL-ZZ-ZZ-DR-A-060000/P1

CGL-ZZ-ZZ-DR-A-050814/P3 Rev02

CGL-ZZ-ZZ-DR-A-050812/P2

CGL-ZZ-ZZ-DR-A-050810/P2

CGL-ZZ-ZZ-DR-A-050507/P1

CGL-ZZ-ZZ-DR-A-050506/P1

CGL-ZZ-ZZ-DR-A-050505/P1

CGL-ZZ-ZZ-DR-A-050503/P1

CGL-ZZ-ZZ-DR-A-050502/P1

CGL-ZZ-ZZ-DR-A-050501/P1  
CGL-ZZ-ZZ-DR-A-050500/P1

CGL-ZZ-ZZ-DR-A-050001/P4

0009/P01  
0008/P01  
Coopers Hill Phasing Plan

Coopers Hill BS5837 Tree Survey and Arboricultural Impact Assessment

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

03 No development above slab level shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, to include bricks, roof materials and materials for refuse stores, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04 The development hereby permitted shall not be begun until 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.

05 Prior to the occupation of the development hereby permitted replacement bat roosts shall be provided in accordance with details to have been submitted to and approved in writing by the Local Planning Authority. The roosts shall thereafter be retained.

REASON: In the interests of nature conservation.

06 The development hereby permitted shall not be occupied 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: In the interests of the amenity of nature conservation and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25]

07. Prior to the occupation of each phase of the development hereby permitted comprehensive details of both hard and soft landscaping works shall be 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) Play equipment

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

08 The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement 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]

09 The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that :

- (a) 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) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. The building(s) 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]

10 The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in Coopers Hill Bat Survey June 2021, unless otherwise agreed in writing by the Local Planning Authority.

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

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

REASON: In the interests of nature conservation  
[Relevant Plans and Policies:, BFBLP EN3]

12 Should demolition of existing buildings not commence within two years of the date of this permission, the development hereby permitted (including site clearance and demolition) shall not be begun until: -

(i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, and

(ii) the further survey has been submitted to and approved by the Local Planning Authority, and

(iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of any bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

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

13 The dwellings hereby approved shall not be occupied until noise mitigation measures for protecting the proposed dwellings from road and rail / station noise have been implemented in full in accordance with a scheme that has submitted to and approved in writing by the Local Planning Authority.

The noise mitigation measures shall be retained and maintained thereafter in accordance with the approved scheme

REASON: To protect future residents from noise from external noise.

14 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 16 to 20 (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 19 has been complied with in relation to that contamination.

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.

15 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,

- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

16 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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.

17 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

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.

18 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 16, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 17, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 18.

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.

19 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

20 No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) 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 CEMP shall include measures for :-

- the control of dust, odour and other effluvia
- the control of noise (including noise from any piling and permitted working hours)
- the control of pests and other vermin (particularly during site clearance)
- the control of surface water run-off)
- The control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site

Construction activity shall be carried out in accordance with the approved CEMP.

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

21. No dwelling shall be occupied until the existing accesses to the site have been closed and the footways/verges are provided over the closed accesses in accordance with details which have been submitted to and approved in writing by the Local Planning Authority; the footway/verge shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

22. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

23. No dwelling shall be occupied until a means of access for pedestrian/cycle access including full details of the ramp to western boundary 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 accessibility and to facilitate access by cyclists and/or pedestrians.

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

24. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x 43m in both directions for the southern access and 2.4m x 10m to the left and 2.4m x 18m to the right for the northern access (when considering on street parking

spaces) 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]

25. The development hereby permitted shall not be begun until a plan has been submitted to and approved in writing by the Local Planning Authority which shows the area between the forward visibility curve and highway boundary kept free from all obstructions above 0.6 metres measured from the surface of the adjacent carriageway. The development shall be carried out in accordance with the approved plan.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

26. The dwelling(s) 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]

27. The gradient of private drives shall not exceed 1 in 12.

REASON: To ensure that adequate access to parking spaces and garages is provided.

[Relevant Policies: Core Strategy DPD CS23]

28. Prior to the occupation of each phase of the development, the associated vehicle parking and turning space shall be 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]

29. Prior to the occupation of each phase of the development details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW shall be 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 sustainable transport.

[Relevant Policy: Local Plan Policy M9; NPPF paragraph 112 e); and Parking Standards SPD paragraph 3.8 part 1 supported by the NPPF at paragraph 107 e).

30. Each phase of the development permitted shall not be occupied until:

- (a) details of the location of visitor car parking spaces associated with that phase, and
- (b) details of the signing for the spaces



have 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 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]

31. Prior to the occupation of each phase of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. Each phase of the development shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.

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

32. No development above slab level within a phase shall take place until a scheme indicating the provision to be made for disabled people to gain access to dwellings has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building(s) provided by the carrying out of the phase of development is/are occupied.

REASON: To ensure that people with disabilities have access to the development  
[Relevant Policy BFBLP EN22 and M7]

33. 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]

34. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works including the following:

Junctions works to the site and closure of the existing access points on Crowthorne Road North.

The buildings provided by the carrying out of the development shall not be occupied until the offsite highway works have been completed in accordance with the scheme.

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

35. No development (except for site clearance, demolition and enabling works) shall take place until full details of the Surface Water Drainage System, in accordance with CTP Consulting Engineers' Flood Risk Assessment and Drainage Strategy dated 27th July 2021, have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate ; and
- b) Calculations demonstrating that the discharge rate would be no more than the greenfield runoff rate; and
- c) A Management and Maintenance Plan for the proposed drainage system to demonstrate how it would be maintained over the lifetime of the development.

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.

**In the event of the S106 agreement not being completed by 30th November 2021, the Assistant Director: Planning be recommended to either extend the period further or refuse the application for the following reasons: -**

01 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 Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), 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 Supplementary Planning Document (2018).

02 The proposed development would unacceptably increase the pressure on highways and transportation infrastructure and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway measures, open space and community facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to the Planning Obligations SPD and the NPPF.

03 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, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF

04 In the absence of a planning obligation to secure a 10% biodiversity netgain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 170d of the NPPF.

05 It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

53. **Application No 21/00352/FUL - Nuptown Piggeries, Hawthorn Lane, Warfield**  
**Section 73 application for the variation of condition 15 (external lighting) to planning permission 19/00930/FUL for the erection of 3x detached dwellinghouses including driveways and garages and landscaping following removal of 7 existing buildings and hardstanding at the site. [For clarification this application seeks approval for limited external lighting]**

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Warfield Parish Council recommending refusal as detailed in the agenda.
- The comments from CPRE Berkshire objecting to the proposal as detailed in the agenda.

- The 6 objections received as summarised in the agenda.
- The 3 further objections received as summarised in the supplementary report.

**RECOMMENDED** that the Assistant Director: Planning **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from 27.04.2020.

REASON: This was the date of the parent permission and cannot be changed by a S73 application.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority under planning reference 19/00930/FUL:

Location Plan: D1297-01

Site Location Plan: D1297-02p Rev. 5

Existing Site Layout Plan: D1297-12p Rev.6

Typical Garage Details: D1297-09p

Front Boundary Fence Details: D1297-14a

Tree Protection Details (demolition): D1297-02p Rev.3

Tree Protection Details (construction): D1297-02p Rev. 3

GS Ecology Scheme to Mitigate the impact on Nesting birds during construction.

Dated 24 January 2020

GS Ecology Ecological Assessment dated February 2020

GS Ecology Bio-diversity Enhancements Plan dated February 2020

Remediation and Verification Strategy by Santec dated 24 February 2020

Plans approved under NMA application 21/00241/NMA

Plot 1 Floor Layout Plans (D1297-03p Rev 3)

Plot 1 Elevations (D1297-04p Rev 3)

Plot 2 Floor Layout Plans (D1297-05p Rev 3)

Plot 2 Elevations (D1297-06p Rev 3)

Plot 3 Floor Layout Plans (D1297-07p Rev 3)

Plot 3 Elevations (D1297-08p Rev 3)

Unnumbered Block plan- existing and proposed refuse store locations

Received 4.3.2021 and 5.03.2021.

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

03. The dwellings hereby approved shall be constructed out of Vandersanden, Bromley and red multi stock bricks; Dark Antique Priory plain roof tile; oak wooden beams and white render.

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

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

04. The materials and height of wall, fences and other means of enclosure shall be installed in accordance with Landscaping Plan 3716/200/H approved under application 20/00142/COND prior to the first occupation and thereafter retained as approved.

REASON: - In the interests of the visual amenities of the area and bio-diversity

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS1, CS7]

05. Prior to the practical completion of any dwelling, the Warfield byway 20 shall be returned to its former condition, of which the council hold record.  
REASON: To ensure that the byway remains in an acceptable state to be enjoyed by all users.

[Relevant Policies: Core Strategy DPD Policy CS24]

06. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with Landscaping Plan 3716/200/H, Proposed Planting Scheme dated 01.02.2021 and Planting Specification approved under reference 20/00142/COND, 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]

07. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance Landscaping Plan 3716/200/H and Email from applicant dated 26.03.2021.approved under application 20/00142/COND

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. Prior to the first occupation, the parking and turning areas shown on plan D1297-02P Rev 4 shall be constructed in accordance with details approved under application 20/00142/COND. The area will be retained for parking thereafter.

REASON: To ensure adequate on-site parking is provided

[Relevant Policy: BFBLP M9]

09. The garages shall be retained for the use of the parking of cycles at all times.

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

[Relevant Policy: BFBLP M9]

10. During construction the site shall be laid out and operated in accordance with the Site Organisation Plan dated 18.02.20. The approved scheme shall be performed, observed and complied with. No other areas on the site, other than those in the approved scheme shall be used for the purposes annotated.

REASON: In the interests of amenity and road safety.

[Relevant Policy: BFBLP M9]

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

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

12. 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, E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASONS: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply and 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 GB1, EN1, Core Strategy DPD CS9]

13. The areas shown for bat roost purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

REASONS: In the interest of nature conservation.

[Relevant Policies: CSDPD CS1]

14. No external lighting shall be installed on the site or affixed to any building on the site other than in accordance with the lighting scheme detailed within the letter from GS Ecology dated 5th April 2021. All lighting detailed within the approved scheme shall only be operated by the passive infra-red sensors and shall be programmed to switch off no longer than 15 minutes after being triggered.

REASONS: In the interest of Bio-diversity.

[Relevant Policies: CSDPD CS1]

15. Should any trees, shrubs or hedgerows be removed during the main bird nesting period of 1st March to 31st August inclusive, the works shall be undertaken following the methodology contained within the GS Ecology 'Scheme to minimise the impact on nesting birds during construction' dated 24 January 2020.

REASONS: In the interest of Bio-diversity.

[Relevant Policies: CSDPD CS1]

16. Any lightbulbs to the external lights approved under condition 14, which require replacing shall be replaced with a like for like bulb.

REASON: In the interest of Bio-Diversity.

[Relevant Policies: CSDPD CS1]

54. **Application No 21/00235/FUL - 8 Dale Gardens, Sandhurst**

**Erection of single storey rear extension, installation of side facing dormer plus partial garage conversion.**

The Committee noted:

- The supplementary report tabled at the meeting
- That Sandhurst Town Council raised no objection.

**RECOMMENDED** that the Assistant Director: Planning **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant: Director: Planning considers necessary:-

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.

2. The development shall be carried out only in accordance with the following approved plans, and other submitted details, received on 23.03.2021, 17.05.2021, 21.06.2021 and 29.06.2021 by the Local Planning Authority.

Drawings:

ARBORICULTURAL REPORT (received 21.06.2021)

LOCATION PLAN (received 23.03.2021)

TOPOGRAPHICAL SURVEY (received 23.03.2021)

PL-100 PROPOSED SITE PLAN (received 23.03.2021)

PL-200A GROUND PLANS (received 29.06.2021)

PL-201 PROPOSED FIRST FLOOR PLAN (received 17.06.2021)

PL-400 PROPOSED ELEVATIONS (received 23.03.2021)

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 similar in appearance to those of the existing dwelling.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The trees protected by TPO 20/1966 shall be protected by installing protective measures within the application site at a distance specified in BS 5837:2012 (or any subsequent revision) Annex D to the standard illustrated in BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of fencing) upright until the completion of all building operations on the site.

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]

55. **Q1 2021\_22 Planning Performance Report**

The Quarter 1 2021/22 Planning Performance Report was noted.

**CHAIRMAN**