

**PLANNING COMMITTEE – ADVISORY
MEETING
16 DECEMBER 2021
6.30 - 9.10 PM**



Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), Angell, Bhandari, D Birch, Brown, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie-Boyle, Parker, Skinner and Virgo

Apologies for absence were received from:

Councillors Dr Barnard, Mrs McKenzie and Mossom

Also Present:

Councillors Ms Gaw

89. Minutes

The minutes of the meeting held on 2 December 2021 were approved as a correct record.

90. Declarations of Interest

There were no declarations of interest.

91. Urgent Items of Business

There were no urgent items of business.

92. Application No 21/00746/FUL - Tesco Stores Ltd, 17 County Lane, Warfield

Section 73 application to vary condition 3 (restriction on delivery times between 0500 to 2400 hours) of planning permission 11/00248/FUL to allow deliveries to Tesco store between the hours of 0300 to 2400 hours.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal to the proposal as detailed in the agenda
- The 14 letters of objection received as summarised in the agenda.
- The addition letter of objection as detailed in the supplementary report.

RECOMMENDED that the application be **APPROVED** subject to the following conditions:

01. The opening hours of the large store shall be limited to 07.00 - 22.00 Monday to Saturday and 10.00 - 16.00 Sunday and at no other times.

REASON: In the interests of the amenity of residents.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

02. The opening hours of the petrol filling station shall be limited to the following hours:

07.30 - 21.00 Monday to Thursday,

07.30 - 22.00 Friday,

07.30 - 21.00 Saturday, and

08.00 - 21.00 Sunday

and at no other times.

REASON: In the interests of the amenity of residents.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

03. No deliveries shall be made to the store between 24.00 hours and 03.00 hours on any day.

REASON: In the interests of residential amenity.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

04. Noise from any source on site measured on a Leq(1-hour) basis shall not exceed by more than 5 dB(A) the background L90(1-hour) (excluding noise from the development) between 0630 and 2300 hours; and as measured on a Leq(5-minute) basis, shall not exceed by more than 5dB(A) the background L90(1-hour) between 2300 and 0300 hours, outside the nearest residential or noise sensitive property.

REASON: In the interests of residential amenity.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

05. The net sales area of the store (as defined in DPP's letter dated 29 May 2001 (approved under permission 00/01055/FUL) as the retail sales area, checkouts and customer services) shall not exceed 3850 sq m.

REASON: To control the amount of sales floorspace in accordance with retail planning policy.

[Relevant plans and policies: BFBLP E7, CSDPD CS21]

06. No more than 18% of the retail sales area of the store as extended (as defined in DPP's letter dated 29 May 2001 (00/01055/FUL)) shall be used for the sale or display of comparison goods. For the purposes of this condition, comparison goods shall exclude health and beauty and pharmaceutical goods.

REASON: To control the nature of the retail offer of the store in accordance with retail planning policy

[Relevant plans and policies: BFBLP E7, CSDPD CS21]

07. The unit shops approved under planning application 00/01055/FUL shall not be used for ancillary storage in association with the large store or amalgamated into larger units.

REASON: In the interests of sustainable development to ensure that a range of shop units are available within the neighbourhood centre serving a variety of neighbourhood centre goods and services.

08. The sound rating level (established in accordance with BS4142:2014) of any plant, machinery, deliveries and equipment used, installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property. If the plant, machinery or equipment is to be enclosed details of the enclosure shall be sent to the Local Planning Authority for their approval before the development commences.

REASON: To protect future residents of the site and the occupants of nearby residential properties from noise.

09. All vehicle engines and refrigeration units shall be switched off during deliveries.

REASON: To protect the amenity of residents living in the vicinity of the site and to reduce impact on air quality.

10. All vehicle reversing alarms must be deactivated between the hours of 23:00 and 07:00.

REASON: In the interests of residential amenity.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

93. **Application No 21/00460/FUL - Fines Bayliwick House Hotel, London Road, Binfield**

Proposed conversion, extension and alteration of existing hotel to provide 11 no. 2 bed apartments.

The Committee noted:

- The supplementary report tabled at the meeting.
- The 4 letters of objection received as summarised in the agenda.
- The 6 letters of support as detailed in the supplementary report.
- The site visit held on 11 December 2021 and attended by Councillors Bhandari, Brossard and Virgo.

RECOMMENDED that the Assistant Director: Planning **REFUSE** the application for the following reasons:

01. The proposed development will have an adverse impact on trees which make an important contribution to the landscape character and appearance of the area and as such would be contrary to Policies EN1 and EN20 of the Bracknell Forest Borough Local Plan & Policy CS7 of the Core Strategy Development Plan Document.

02. 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).

94. **Application No 21/00594/FUL - Elim, New Road, Crowthorne**

Proposed erection of four 2 bedroom residential apartments in two blocks following the demolition of the existing property with associated parking, refuse and cycle stores.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Crowthorne Parish Council recommending refusal as detailed in the agenda.
- The 7 letters of objection received as summarised in the agenda.
- The 3 further letters of objection as detailed in the supplementary report.
- The site visit held on 11 December 2021 and attended by Councillors Bhandari, Brossard, Mrs McKenzie-Boyle and Virgo.

Following the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure planning obligations relating to the Thames Basin Heaths SPA;

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:

Drawing no. P20/06/S/301 Rev D received 30 November 2021

Drawing no. P20/06/S/302 Rev A received 10 December 2021

Drawing no. P20/06/S/310 Rev A received 10 December 2021

Drawing no. P20/06/S/320 Rev A received 10 December 2021

Drawing no. P20/06/S/330 Rev C received 22 November 2021

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

03. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The rooflights in the roof slopes of plots 1 and 2 facing north and south shall at all times be no less than 1.7 metres above internal floor level.

REASON: To prevent the overlooking of neighbouring buildings.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side (northern and southern) elevations of the 2no. buildings hereby permitted, except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring buildings.

[Relevant Policies: BFBLP EN20]

07. The flats hereby permitted shall not be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in accordance with the approved scheme, in the nearest planting

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

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

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

08. The flats hereby permitted shall not be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The details shall include the installation of acoustic fencing along the northern boundary of the site. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the flats and retained as such thereafter.

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

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

09. The development hereby permitted 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 approved 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: CSDPD CS10]

10. The development hereby permitted shall not be begun until the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD CS12]

11. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be complied with during construction. REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

12. The development hereby permitted (including demolition) shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to

and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter. REASON: To ensure that wildlife is not adversely affected by the proposed development.

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

13. All existing trees, hedgerows and groups of shrubs shown to be retained in the document/plans of the Arboricultural Survey Implications Assessment and Arboricultural Method Statement by RMTTree Consultancy Ltd shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision.

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]

14. The protective fencing and other protection measures specified by condition 13 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these fenced 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]

15. The removal of existing hard surfaced areas within the minimum Root Protection Area (RPA's) of trees to be retained shall be undertaken in accordance with document/plans of the Arboricultural Survey Implications Assessment and Arboricultural Method Statement by RMTTree Consultancy Ltd.

REASON: In order to safeguard tree roots.

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

16. No development (other than the construction of the access) shall take place until the access onto New Road has been constructed in accordance with the approved drawing(P20/06/S/301 Rev D received 30 November 2021) and provided with the visibility splays shown on the approved drawing of at least 2.4m x 17m in each direction along New Road. The visibility splay areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.
[Relevant Policies: CSDPD CS23]

17. The flats hereby permitted shall not be occupied until the access road and associated car parking and turning space has been surfaced and marked out in accordance with the approved drawing (P20/06/S/301 Rev D received 30 November 2021). The car parking spaces shall thereafter be kept available for parking at all times.

REASON: In the interests of highway safety and to ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, CSDPD CS23]

18. The flats hereby permitted shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawings (P20/06/S/301 Rev D received 30 November 2021 and P20/06/S/330 Rev C received 22 November 2021) and retained as such thereafter.

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

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

REASON: In the interests of highway safety and accessibility of all road users to the development.
[Relevant Policies: CSDPD CS23]

20. The development hereby permitted (including demolition) shall not be begun until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include as a minimum:

- (i) Details of the parking of vehicles of site operatives;
- (ii) Areas for loading and unloading of plant and materials;
- (iii) Areas for the storage of plant and materials used in constructing the development;
- (iv) Location of any temporary portacabins and welfare buildings for site operatives;
- (v) Details of any security hoarding;
- (vi) Details of any temporary external lighting of the site during demolition and construction;
- (vii) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (viii) Measures to control surface water run-off during demolition and construction;
- (ix) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (x) Details of wheel-washing facilities; and
- (xii) Areas for the turning of construction and demolition vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear.

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

REASON: In the interests of highway safety and to mitigate and control environmental effects during construction of the development.
[Relevant Policies: BFBLP EN20, EN25, M9; CSDPD CS1, CS7, CS23]

21. The access road, 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.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

22. The development hereby permitted (including demolition) shall not be begun until a road condition survey on the unadopted section of New Road is undertaken. Any damage that occurs to the unadopted section of New Road as a result of construction of the approved development shall be repaired and restored to its former condition in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall be undertaken in accordance with the approved details prior to occupation of any part of the development hereby approved.

REASON: In the interests of amenity and road safety.

[Relevant Policies CSDPD CS23, BFBLP EN20]

23. The flats 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 lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved details. The scheme shall be undertaken in accordance with the approved details prior to occupation of any part of the development hereby approved.

REASON: In the interests of amenity and safety of future occupiers.

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

95. **Application No 21/00780/FUL - Winkfield Manor, Forest Road, Ascot**

Demolition of the existing buildings and erection of 18no. residential dwellings utilising the existing access off Forest Road, including parking, landscaping, and ancillary works.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council as detailed in the agenda
- The 6 letters of objection 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 the following measures:

- Contribution towards monitoring biodiversity net gain
- Final SuDS Specification and Management and Maintenance plan to secure management of the SuDS for the lifetime of the development and monitoring sum of £8000 to enable the Council to monitor/inspect SuDS for their lifetime.

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 (as amended).

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:

Location Plan 3698.101 Rev A
Site Plan 3698.101 Rev M
Proposed Plans and Elevations Plots 1- 5 3698.102 Rev C
Proposed Plans and Elevations Plots 6-11 3698.103 Rev B
Proposed Plans and Elevations Plots 12 - 13 3698.104 Rev A
Proposed Plans and Elevations Plot 14 3698. 105 Rev D
Proposed Plans Plots 15 - 18 3698. 106 Rev B
Proposed Elevations Plots 15 - 18 Rev A

Appendix 4 Biodiversity Metric 3.0 **73**

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

03. No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted samples shall include the following:

- 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 works are to be provided on site and retained on site during the course of construction; and
- c) Sample of the stone detailing material for the works are to be provided on site and retained on site during the course of construction.

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

Reason: In the interests of the visual amenities of the area and to ensure that the development provides an appropriate alternative to the non-designated heritage asset that was originally present on site.

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

04. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the dwellings in relation to a fixed datum point in the surrounding area have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

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

REASON: The site is located within the Metropolitan Green Belt where strict controls over the form, scale and nature of development are required to maintain the openness of the Green Belt and in order to ensure the long-term protection of adjacent trees.

[Relevant Policies: BFBLP GB1 and EN1, Core Strategy DPD CS7 and CS9]

06. Notwithstanding the provisions of Part 1 Class F of the Second Schedule to 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 hard surface shall be provided for any purpose within the curtilage of the dwelling houses.

REASON: In the interests of the health of nearby trees

[Relevant Policies: BFBLP EN1, Core Strategy DPD CS7]

07. No part of the development shall be occupied until details of a scheme of walls, fences, gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full for each building approved in this permission before its occupation.

REASON: In the interests of the privacy of future occupants and to ensure safeguarding of existing retained trees, hedges and shrubs.

08. Notwithstanding the provisions of Part 2 Class A of the Second Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls, or other means of enclosure, shall be erected on the site, other than those approved pursuant to Condition 07 of this permission.

REASON: To retain the open character of the development commensurate with its Green Belt character and in the interests of the long-term health of adjoining trees.

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

09. No development (including demolition and site clearance) shall take place until details of a scheme (Construction Method Statement) to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of rats and other vermin
- (iv) the control of surface water run-off
- (v) the proposed method of piling for foundations (if any)
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.

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

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

10. No development (including demolition and site clearance) shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority.

The CEMP shall include as a minimum:

- (i) Location of the access for demolition and construction vehicles;
- (ii) Routing of construction traffic, including directional signage and appropriate traffic management measures to include the use of banksmen along the access road;
- (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;
- (x) Measures to control the emission of dust, dirt, noise and odour during construction;
- (xi) Measures to control rats and other vermin;
- (xii) Measures to control surface water run-off during construction;
- (xiii) 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;

- (xvi) Measures to minimise, re-use and re-cycle materials and waste arising from demolition;
- (xvii) Measures to minimise the pollution potential of unavoidable waste;
- (xviii) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xix) details of measures to mitigate the impact of demolition and construction activities on ecology, in particular the protection of any badger sett in or adjacent to the site; and
- (x) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority. The approved Construction Environmental 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

Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7

11. The development hereby permitted (including demolition and site clearance) shall not be begun until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs shown to be retained on the approved drawings, in accordance with British Standard 5837:2012 'Trees in Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Details shall include an approved development layout plan at a minimum scale of 1:200 and show the following:-

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

Tree protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works.

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]

12. No demolition or construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the area.
[Relevant Policies: SEP NRM10, BFBLP EN25]

13. No structure hereby permitted shall be built above existing ground level until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

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

14. The development hereby permitted shall be implemented in accordance with the submitted Energy Statement and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Statement.

The renewable energy shall be installed and made operational in accordance with the Energy Statement prior to occupation of the dwellings hereby permitted.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

15. If contamination is found at any time during site clearance, groundwork or 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

16. Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 15) 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

17. No development other than demolition shall take place until details of the regrading of the ditch are provided. The approved works shall be implemented as part of the drainage scheme for the site prior to the occupation of any dwelling hereby approved.

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.

18. No development other than demolition shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.

Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

Confirmation of the gully spacing calculations to demonstrate that they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.

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.

19. No development other than demolition shall take place until a drainage strategy detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed and no dwelling hereby permitted shall be occupied until the approved drainage works have been implemented.
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.

20. No development other than demolition shall take place until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features. The surface water drainage of the site shall be implemented, maintained and managed 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.

21. No building hereby permitted shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.
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.

22. Prior to practical completion of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to 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, hydrobrakes or control mechanisms and cover systems.
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

23. No dwelling hereby permitted shall be occupied until evidence that property owners have been made aware of any SuDS/drainage features within their ownership boundary and their obligations to maintain such features has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall take the form of confirmation of legal covenants associated with the deeds of the properties or similar documentation.
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.

24. The development shall incorporate surface water drainage that is SuDs compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

25. 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) details of semi mature tree planting; and
- c) comprehensive 5 year post planting maintenance schedule; and
- d) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and
- e) means of enclosure (walls and fences etc); and
- f) 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
- g) recycling/refuse or other storage units; and
- h) 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]

26. No part of the development shall be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

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

[Relevant Policy: Core Strategy DPD CS13]

27. No dwelling shall be occupied until visibility splays of 2.4m x 120m onto Forest Road shown on the approved drawing 8210105/6101 within Appendix I of the Transport Statement have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

28. No dwelling shall be occupied until that part of the access road which provides access to it and its parking along with the passing bay adjacent to the access road north-east of plot 14 has been constructed in accordance with the approved plans. Thereafter the passing bay adjacent to the access road north-east of plot 14 shown on approved plans shall be kept available for passing of vehicles at all times and no parking or waiting shall be permitted in this passing bay at any time.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

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

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of inconsiderate or obstructive parking within the development which would be a danger to other road users.

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

30. No development shall take place until details of consultation and agreement with the fire service including inter alia about fire appliance access and in relation to sections of the access road which are narrower than 3.7m in width has been submitted to and approved in writing by the Local Planning Authority. The approved access arrangements for fire appliances shall thereafter be retained.

REASON: To allow safe and suitable access by service and emergency vehicles.

[Relevant Policies: NPPF paragraphs 110 b) and 112 d)]

31. The garage accommodation for plot 14 shall:

(a) have garage doors which are of a roller shutter design. Any replacement or repair shall only be with a roller shutter type garage door.

(b) be retained for the use of the parking of at least one vehicle and for cycle parking at all times,.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of inconsiderate or obstructive parking within the development which would be a danger to other road users and to ensure that the garage is still accessible while a car is parked to the front of the property avoiding inappropriately parked cars comprising the access road.

[Relevant Policy: BFBLP M9]

32. No development above slab level shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities with at least one secure covered cycle space per bedroom for each property. No dwelling shall be occupied until the approved cycle parking for that dwelling has been implemented. The approved facilities shall be retained.

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

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

33. Any gates provided shall open away from the adopted highway and be set back a distance of at least 6.0 metres from the edge of the carriageway of the adjoining highway of Forest Road.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

34. No dwelling shall be occupied until off-site highway works comprising an uncontrolled crossing point with tactile paving and footway return for pedestrians to

access bus stops on Forest Road has been constructed in accordance with drawing 8210105/6102 within Appendix K of the Transport Statement and 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 pedestrians to public transport.

[Relevant Policies: BFBLP M6 and M8, Core Strategy DPD CS23 and CS24]

35. No development shall take place until a programme of archaeological work (which may comprise more than one phase of works) has been implemented in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies within an area of unknown archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

36. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the practical completion 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: CSDPD CS1]

37. 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 confirming the implementation of the approved enhancements shall be submitted within three months of the first occupation of the first dwelling hereby approved.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

38. 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. Under no circumstances should any other external lighting be installed.

REASON: In the interests of nature conservation

39. If more than 2 years elapse between the previous badger survey and the commencement of the development, an updated survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: In the interests of minimizing the impact of development on biodiversity.

40. No development other than demolition shall take place until details of the locations and infrastructure which will be provided to enable at least 20% (1 in 5) of all residential and visitor parking spaces to be readily adaptable to provide electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the electric vehicle enabling infrastructure has been provided in accordance with the approved details. The electric vehicle enabling infrastructure shall thereafter be retained.

REASON: To ensure that the development is provided with adequate access to electric vehicle charging infrastructure in the interests of sustainability.

96. **Application No 21/00808/FUL - Derryquin, 8A Priory Lane, Warfield**

Erection of 2 detached dwellings following demolition of existing dwelling and associated parking.

The Committee noted:

- The comments of Warfield Parish Council recommending refusal to the proposal as detailed in the agenda
- The 6 letters of objection received as summarised in the agenda.

Following the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure planning obligations relating to the following measures:

- Avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA); and,

RECOMMENDED that the Assistant Director: Planning **APPROVE** the application 21/00808/FUL 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 1990.

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

Received 08.09.21:

Plot 1 – Proposed Elevations (001)

Plot 1 – Proposed Ground and First Floor Plans (002)

Plot 2 – Proposed First and Loft Plans (006)

Plot 2 – Proposed Roof Plan (007)

Waste and Recycling Storage Facilities (0010)

Water Calculations

Daylight and Sunlight Assessment

Flood Risk Assessment

Plot 1 - Solar PV & SAP Calculations

Plot 2 – Solar PV & SAP Calculations

Sustainability Statement

Sustainable Design & Construction

Received 21.09.21:

Construction Management and Demolition Plan

Received 30.09.21:

Plot 2 – Lower and Ground Floor Plans (05 Rev A) 98

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Received 01.10.21:

Plot 1 – Loft and Roof Plan (003)

Landscape Layout Plan (10 A Rev B)

Materials Schedule

Received 04.10.21:

Swept Path Analysis and Material Storage Plan (11 Rev A)

Received 05.10.21:

Tree Protection Plan (12 Rev B)

Received 18.10.21:

Extended Phase 1 Habitat Survey

Received 20.10.21:

Biodiversity Enhancement Strategy

Received 26.10.21:

Plan Showing Location of Bird, Bat Boxes, Swift Bricks and Log Piles (14)

Received 08.11.21:

Proposed Plans of Vehicular Crossover, Culvert and Ditch (13)

Received 26.11.21:

Proposed Street Scene (13)

Plot 2 – Proposed Elevations (004)

Received 29.11.21:

Proposed Front Boundary Wall Elevations (008 Rev A)

Site Location Plan (012)

Proposed Block Plan (011)

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

3. The external materials used in the construction of the development hereby approved shall match those set out in the approved Materials Schedule (Received 01.10.21).

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

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

4. No construction works shall take place until details showing the finished floor levels of the dwellings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

5. All hard and soft landscaping shown in the approved Landscape Layout Plan (10 A Rev B) (Received 01.10.21) shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, or become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area. [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

6. The bin store shown on the approved plans shall be installed prior to the occupation of either of the dwellings hereby approved and thereafter be retained as approved.

REASON: To ensure that adequate waste and recycling facilities are available in the interests of the amenities of future occupiers.

[Relevant Policy: BFBLP EN20]

7. The development shall be implemented in accordance with the approved Sustainability Statement and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

8. The dwelling as constructed shall be carried out in accordance with the approved Energy Demand Assessment and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS12]

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut, or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

10. No part of the first floor side facing rooflights of the development hereby permitted shall be positioned lower than 1.7 metres above the finished floor of the room in which the rooflights are installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

11. The privacy screens shall be installed on the side elevations of the balconies shown on the approved plans prior to the balconies being brought into first use. These privacy screens shall be constructed of solid timber cladding at a height of 1.7m above the height of the balconies, without any gaps and retained as such thereafter.

REASON: In the interests of the privacy of the residents of the neighbouring property.

[Relevant Policy: BFBLP EN20]

12. No development (other than the construction of the access) shall take place until the access has been constructed with the width of the access and the design of the culvert, headwall and pedestrian railings in accordance with approved drawing DERRYQUIN/PLAN/013 dated 8th November 2021 and with details of construction to be submitted to and approved in writing by the Local Planning Authority. The access shall be provided with visibility splays of 2.4m x 43m in each direction along Priory Lane and the land within the visibility splays shall be maintained clear of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway at all times thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until the associated vehicle parking and turning space 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]

14. The garage accommodation for each dwelling shall be retained for the use of the parking of at least 1 car and 4 cycles at all times, with the dimensions of the retained space compliant with Table 7 of the Parking Standards SPD (March 2016).

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met and in the interests of accessibility of the development to cyclists.

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

15. No gates shall be installed at the vehicular access to the site at any time.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. Demolition and construction of the site shall be undertaken in accordance with the approved Construction Management Plan and in accordance with the following amendments and supplementary information:

(a) the swept paths within Appendix 4 of the approved Construction Management Plan are replaced with those within approved drawing DERRYQUIN/PLAN/011/REV-A dated 30th September 2021;

(b) the approved Construction Management Plan is supplemented and updated by the information within the letter from MCS DESIGN Architectural Services dated 1st October 2021;

(c) the largest vehicle permitted to access the development is 7.3m long by 2.1m wide, in accordance with the vehicle size shown on approved drawing DERRYQUIN/PLAN/011/REV-A dated 30th September 2021. No larger vehicles are permitted to access the development at any time; and

(d) no vehicle shall wait or park on the adopted highway of Priory Lane associated with the demolition or construction of the development. All vehicles associated with demolition and construction shall be accommodated within the site.

REASON: In the interests of highway safety and amenity of other residents of Priory Lane during the construction period.

[Relevant Policies: Core Strategy DPD CS23 and BFBLP EN20]

17. No development shall take place until full details of the SuDS have been submitted to and approved in writing by the Local Planning Authority. These shall include:

Full details of all components of the proposed SuDS including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

Calculations confirming that runoff rates post development will not exceed the greenfield runoff rate. Submission of the Management and Maintenance plan setting out the maintenance requirements together with expected frequency.

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.

18. No dwelling hereby permitted shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the details submitted under condition 17. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

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.

19. No development shall take place until a contaminated land Phase I report (Desk Top Study) has been carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The Desk Top Study shall be submitted to, and approved in writing by, the local planning authority.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

20. Following approval of the Desk Top Study required by condition 19, if a Phase II report (Site investigation) is required it will be completed by a competent person to

fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the local planning authority prior to commencement of the development and shall then proceed in strict accordance with the measures approved.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

21. Following completion of the desk top study (Phase I) and site investigation (Phase II) required by the above conditions 19 and 20, a remediation scheme to deal with any contaminants identified (including gas protection measures if necessary) must be submitted to and approved in writing by the local planning authority prior to the commencement of development. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remediation scheme must be carried out before the development commences. An appropriately qualified person shall oversee the implementation of all remediation/mitigation works.

Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the local planning authority in writing.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

22. A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority upon completion of the remediation/mitigation work required by condition 21 in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary.

If no contamination is encountered during the development, a written statement confirming this fact shall be submitted to the local planning authority upon completion of the development.

REASON: To enable to the local planning authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment.

23. Unless a landfill gas risk assessment is undertaken which indicates there is no risk, and submitted for approval to the Local Planning Authority, the proposed development shall be built with insert level of gas protection i.e. Characteristic Gas Situation 1-6 gas protection measures in accordance with BS 8485:2015 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'. Following installation of the measures a verification report shall be submitted to the Local Planning Authority prior to occupation of the site.

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.

24. All ecological measures and/or works shall be carried out in accordance with the details contained in Extended Phase 1 Habitat Survey June 2019 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. An ecological site inspection report shall be submitted prior to practical completion of any dwelling hereby approved.

REASON: In the interests of nature conservation

25. The area shown as a fenced tree area to the rear of the new dwellings on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

26. The tree/ vegetation protection measures shown on the approved Tree Protection Plan (12 Rev B) (Received 05.10.21) shall be erected in accordance with 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 the 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]

27. The development hereby permitted shall not be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.

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

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

97. **Application No 21/00853/3 - The Commercial Centre, Old Bracknell Lane, West Bracknell**

Demolition of existing buildings (except Building D). External and Internal Refurbishment of Building D (Building 2 proposed). Erection of Building 1 which comprises of 2 workshops, 1 storage unit and office space to run the commercial activities. Reconfiguration and new surfaces treatment for private and commercial vehicle parking. New external landscaping, vehicle wash and cycle parking. New boundary fence line to the West.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council consider that there is 'No objection' to the proposed application.
- That no letters of representation were received.

Appropriate measures have been agreed between Council Departments to secure payment of the contribution for monitoring biodiversity net gain and accordingly it is **RECOMMENDED** that the **Assistant Director: Planning APPROVE the application subject to the conditions set out on the agenda, amended, added to or deleted as the Assistant Director: Planning considers necessary with the following amendments:**

01. The development hereby permitted shall be begun before the expiration of 3 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 in accordance with the plans hereby approved which were received and validated by the Local Planning Authority:

5198632-ATK-00-XX-DR-AR-PL001 P1 Site Location Plan

5198632-ATK-00-XX-DR-AR-PL003 P1 Site Block Plan – Demolition (as it relates to development within the application site)

5198632-ATK-00-XX-DR-AR-PL004 P2 Site Block Plan Proposed

5198632-ATK-00-XX-DR-AR-PL006 P1 Proposed Site Sections

5198632-ATK-01-00-DR-AR-PL0010 P1 Building 1 GA Plan Level 0

5198632-ATK-01-01-DR-AR-PL0011 P1 Building 1 GA Plan Level 1

5198632-ATK-01-R1-DR-AR-PL0012 P2 Building 1 Roof Plan

5198632-ATK-01-ZZ-DR-AR-PL0013 P1 Building GA Elevations

5198632-ATK-XX-ZZ-DR-AR-PL0014 P1 Building1 GA Sections

5198632-ATK-02-XX-DR-AR-PL021 P1 Building 2 GA Plan Proposed

5198632-ATK-02-R2-DR-AR-PL022 Building 2 - Roof Plan - Existing and Proposed

5198632-ATK-02-XX-DR-AR-PL026 P1 Building 2 GA Sections Proposed

5198632-ATK-XX-XX-DR-CE-908001 P02 Site Layout Plan 117

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5198632-ATK-ARB001 PO1 Tree Protection Plan

5198632-ATK-XX-XX-RP-CE-908000 - Drainage Strategy

5198632-ATK-XX-XX-DR-CE-908002 PO1 Proposed Drainage Layout Plan

Biodiversity Net Gain Calculation and Biodiversity Enhancement Proposals

November 2021 Biodiversity metric 3.0 The Commercial Centre – Bracknell

16.11.2021

REASON: To ensure that the development is constructed as approved by the Local Planning Authority.

03. No structure hereby permitted shall be built above ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the

Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

04. No part of the development hereby permitted shall be begun until details showing the finished floor level of Building 1 in relation to a fixed datum point in the surrounding area have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

05. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected for the duration of operational works to implement the development hereby approved by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision.

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]

07. 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 confirming installation of the approved enhancements shall be submitted within three months of the first occupation of the building hereby approved. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation and biodiversity.

08. No development shall take place until a scheme of archaeological works (which may comprise more than one phase of works) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

06. No building 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) details of semi mature tree planting; and c) comprehensive 5 year post planting maintenance schedule; and d) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and e) means of enclosure (walls and fences etc); and f) paving including open spaces, paths, steps and ramps, patios, cycle routes, driveways, parking courts etc. with details of proposed materials and construction methods; and g) recycling/refuse or other storage units; and h) other landscape features.

Where a development is to be phased a landscaping scheme for each phase shall be submitted which, in addition to those items listed above, shall include details of the landscaping to be provided within that phase, including structural landscaping and

landscaping for communal areas. No building shall be occupied within a Phase until all the structural and communal landscaping for that Phase has been completed in addition to the landscaping associated with that building.

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]

REASON: The site lies within an area of unknown archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

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

The CEMP shall include as a minimum:

- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- (ii) Details of the parking of vehicles of site operatives and visitors;
- (iii) Areas for loading and unloading of plant and materials;
- (iv) Areas for the storage of plant and materials used in constructing the development;
- (v) Location of any temporary portacabins and welfare buildings for site operatives;
- (vi) Details of any security hoarding;
- (vii) Details of any external lighting of the site;
- (viii) Details of the method of piling for foundations;
- (ix) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (x) Measures to control surface water run-off during demolition and construction;
- (xi) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xii) Details of wheel-washing facilities during both demolition and construction phases; and
- (xiii) Areas for the turning of construction and demolition vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear throughout the demolition and construction phase of the development.

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

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases.

Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

10. The new building (Building 1) within the site shall not be brought into use until:

(a) a means of access for pedestrians to the site from the existing footway on the northern side of Old Bracknell Lane West has been constructed in accordance with the approved plans and with construction details which have been submitted to and approved in writing by the Local Planning Authority; and

(b) the pedestrian routes within the site have been surfaced and marked out in accordance with the approved plans.

The means of access for pedestrians from Old Bracknell Lane West and pedestrian routes within the site shall thereafter be kept available for movement of pedestrians during all? times when the site is operational.

REASON: In the interests of accessibility, to facilitate access by pedestrians and to minimise the scope for conflicts between vehicles and pedestrians.

[Relevant Policies: BFBLP M6 & M7, Core Strategy DPD CS23, NPPF paras 110 b) and 112 a) & c)]

11. The new building (Building 1) within the site shall not be brought into use until the associated vehicle parking spaces, turning and circulation areas have been surfaced and marked out:

(a) in accordance with the approved plans;

(b) providing 5 disabled parking bays;

(c) providing at least 18 parking bays enabled with electric vehicle charging infrastructure with an output of at least 7kW per bay.

The parking spaces, turning and circulation areas shall thereafter be kept available for parking, turning and circulation of vehicles at all times and the electric vehicle charging infrastructure shall be maintained in working order.

REASON: To ensure that the development is provided with adequate parking to prevent the

likelihood of on-street parking which would be a danger to other road users, to provide for the needs of people with disabilities and reduced mobility, and to enable charging of plug-in and other ultra-low emission vehicles.

[Relevant Policies: BFBLP M7 & M9, Core Strategy DPD CS23, NPPF para 112 b) & e)]

12. The new building (Building 1) within the site shall not be brought into use until the cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans and shower facilities and lockers have be provided for cyclists within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23, NPPF para 110 a)]

13. The gates provided at the site access and egress onto Old Bracknell Lane West shall be no closer to the adopted highway of Old Bracknell Lane West than shown on the approved plans and shall open away from the adopted highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The new building within the site shall not be brought into use until details of the vehicle wash including details of any means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The vehicle wash shall thereafter be provided, retained and maintained in accordance with the approved details.

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

15. The sound rating level (established in accordance with BS4142:2014) of any plant, machinery, washing equipment and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property.

If the plant, machinery or equipment is to be enclosed details of the enclosure shall be sent to the Local Planning Authority for their approval before the development commences.

Reason: To protect [future residents of the site and] the occupants of nearby residential properties from noise

16. Notwithstanding any details submitted with the application, no floodlighting or other forms of external lighting shall be installed on the site or affixed to any buildings unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall be aimed at mitigating the impact of lighting on biodiversity and the amenities of adjoining residential occupiers and shall:

a) include location, height, type and direction of light sources and intensity of illumination

b) 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

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

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed on the site.

REASON: In the interests of minimising the impacts of the development on local residents and biodiversity.

17. 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 Public Holidays.

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

18. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

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- Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

- Confirmation of the gully spacing calculations to demonstrate that they are capable of conveying the rainfall volumes as set out in the approved Drainage Strategy.

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.

19. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future occupiers will be maintained during any operations to repair or replace drainage features.

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.

20. The new building (Building 1) hereby permitted shall not be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

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.

21. Prior to practical completion of the new building (Building 1) a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to 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, hydrobrakes or control mechanisms and cover systems.

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.

22. No building hereby permitted (Buildings 1 and 2) shall be occupied or the use commenced until a GIS shape file for the drainage and SUDS system serving the site as agreed with the Local Planning Authority is submitted to the Local Planning Authority.

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.

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

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

[Relevant Policies: CSDPD CS1, BFBLP EN25]

24. The development hereby permitted shall be implemented in accordance with the submitted RIBA Stage 3 Energy Report Ref: BFCBCC-ATK-XX-ZZ-RP-BS-500003 and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Report. The renewable energy shall be installed and made operational prior to the occupation of Building 1.

REASON: In the interests of sustainability and the efficient use of resources in accordance with Policy CS12 of the Core Strategy.

CHAIRMAN