

Notice of Meeting

Planning Committee

Councillor Dudley (Chair),
Councillor Brossard (Vice-Chairman),
Councillors Angell, Dr Barnard, Bhandari, Bidwell, D Birch, Brown,
Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick,
Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Skinner and Virgo

Thursday 16 June 2022, 6.30 - 10.00 pm

**Council Chamber - Time Square, Market Street, Bracknell, RG12
1JD**



Agenda

Item	Description	Page
1.	Apologies for Absence	
	To receive apologies for absence. Reporting: ALL	
2.	Minutes	3 - 26
	To approve as a correct record the minutes of the meetings of the Committee held on 18 and 19 May 2022. Reporting: ALL	
3.	Declarations of Interest	
	Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting. Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days. Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting. Reporting: ALL	
4.	Urgent Items of Business	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent. Reporting: Hannah Harding	

EMERGENCY EVACUATION INSTRUCTIONS

If you hear the alarm, leave the building immediately. Follow the green signs. Use the stairs not the lifts. Do not re-enter the building until told to do so.

Planning Applications

(Head of Development Management)

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

5.	PS Application No 21/01174/FUL - Land Rear Of 2 Toonagh, Winkfield Street and Land Off Church Road, Winkfield	29 - 50
	Redevelopment of land to provide single storey dwelling, with access to Church Road. Reporting: Sarah Horwood	

Sound recording, photographing, filming and use of social media is permitted. Please contact Hannah Harding, 01344 352308, hannah.harding@bracknell-forest.gov.uk, so that any special arrangements can be made.

Published: 6 June 2022

EMERGENCY EVACUATION INSTRUCTIONS

If you hear the alarm, leave the building immediately. Follow the green signs. Use the stairs not the lifts. Do not re-enter the building until told to do so.



**PLANNING COMMITTEE
18 MAY 2022
8.27 - 8.28 PM**

Present:

Councillors Dudley (Chair), Brossard (Vice-Chair), Angell, Dr Barnard, Bhandari, Bidwell, D Birch, Brown, Gbadebo, Green, Mrs Mattick, Mrs McKenzie-Boyle and Virgo

Present Virtually:

Councillors Mrs Hayes MBE, Heydon and Skinner

Apologies for absence were received from:

Councillors Mrs McKenzie and Mossom

1. **Election of Chair**

RESOLVED that Councillor Dudley be elected Chair of the Planning Committee for the municipal year 2022-2023.

2. **Appointment of Vice-Chair**

RESOLVED that Councillor Brossard be appointed Vice-Chair of the Planning Committee for the municipal year 2022-2023.

CHAIRMAN

This page is intentionally left blank

PLANNING COMMITTEE
19 MAY 2022
6.30 - 9.20 PM



Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Mrs Mattick, Mossom and Virgo

Present Virtually:

Councillors Bidwell, Heydon and Skinner

Apologies for absence were received from:

Councillors Mrs McKenzie and Mrs McKenzie-Boyle

Also Present:

Councillor Kirke

3. **Minutes**

RESOLVED that the minutes of the meeting held on 21 April 2022 were approved as a correct record.

4. **Declarations of Interest**

There were no declarations of interest.

5. **Urgent Items of Business**

There were no urgent items of business.

6. **21/00250/OUT Bracknell Town Football Club, Larges Lane, Bracknell, Berkshire, RG12 9AN**

Outline application including access, appearance, layout and scale for demolition of existing dwelling and sports buildings and erection of 117 apartments with associated parking.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council having no objection to the application.
- A petition containing 16 signatures as summarised in the agenda.
- The further letters of objection as detailed within the supplementary report.
- That a site visit took place on the 14 May 2022 which was attended by Councillors Birch, Brossard, Brown, Dudley and Virgo.

RESOLVED that the Assistant Director: Planning be authorised to **APPROVE** the application subject to the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act relating to the following matters, and the

following conditions, added to or deleted as the Assistant Director: Planning considers necessary:

- Entering into s278 and s38 Agreements with the Highway Authority relating to works to Larges Lane to form the site access, lighting improvements and parking layby as well as the adoption of the internal access road and footway link to the Cricket Club.
- Car Club
- Affordable Housing
- Community Facility Contribution
- Contribution towards off-site OSPV
- SuDS specification/implementation/Management and Maintenance Strategy including monitoring contribution
 - SPA Mitigation
- Funding for Traffic Regulation Order (TRO) alterations on Larges Lane and any new TRO within the site to control indiscriminate parking and maintain safe access
- Biodiversity Net Gain monitoring

1. Approval of the details of landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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

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

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

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

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

4. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents

- 20-J3128-001 Rev.04 'Proposed Site Plan'
- 20-J3128-001.01 Rev.04 'Proposed Site Plan (Coloured)'
- 20-J3128-002 Rev.04 'Parking Layout'
- 20-J3128-003 Rev.02 'Building A Floor Plans'
- 20-J3128-004 Rev.02 'Building A Elevations'
- 20-J3128-005 'Building B Floor Plans'
- 20-J3128-006 'Building B Elevations'
- 20-J3128-007 Rev.01 'Building C Floor Plans'
- 20-J3128-008 Rev.01 'Building C Elevations'
- 20-J3128-009 Rev.02 'Street Elevation and Courtyard Sections'
- 20-J3128-010 Rev.02 'Massing Comparison Site Plan & Elevations'
- 20-J3128-011 'Massing Comparison Site Sections – Sheet 1'
- 20-J3128-012 Rev.01 'Massing Comparison Site Sections – Sheet 2'
- 20-J3128-013 'Section Through South Boundary'
- 20-J3128-015 Rev.03 'Cycle Parking'
- 20-J3128-016 Rev.01 'Proposed Amenity'

20-J3128-017 'Building A North Elevation (Information Plan)'
2001043-TN-002 Rev B Proposed EVC and Car Club Parking Allocation Layout
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

5. Prior to commencement of any development above slab level, samples of the external materials to be used in the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

6. Prior to commencement of any development above slab level, details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

7. No above slab level works, shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, 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 and maintained as such thereafter.

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

8. Prior to commencement of above slab level works an Energy Demand Assessment shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:

- (a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and
- (b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

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

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

- b) All proposed tree, hedge or shrub removal shown clearly with a broken line.
- c) Proposed location/s of 2.1m high protective barriers, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- d) Illustration/s of the proposed protective barriers to be erected.
- e) Proposed location/s and illustration/s of ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- f) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- g) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- h) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

REASON: In order to safeguard trees and other vegetation.

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

10. The protective fencing and other protection measures specified by condition 9 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following:

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

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

11. No development (other than that required to carry out remediation) shall commence until the approved remediation scheme has been carried out in full accordance with its terms. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, and before any occupation of the development hereby permitted, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.

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

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified all on-site works shall cease, and the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works required by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing before development recommences.

Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority before the re-commencement of on-site works.

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.

13. 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);
- (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; and
- (xx) 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

14. No building hereby permitted shall be occupied until a means of vehicular access to the site has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No building hereby permitted shall be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans.

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

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

16. No building hereby permitted shall be occupied until visibility splays of 2.4m x 43m in each direction at the junction of the access road and Larges Lane have been provided. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and 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]

17. No building hereby permitted shall be occupied until 167 car parking spaces have been laid out within the site in accordance with plan reference 20-J3128-002 Rev 04 PARKING LAYOUT. 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 on-street car parking which would be a danger to other road users.

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

18. No dwelling shall be occupied until the associated electric vehicle charging infrastructure with a minimum output of 7kW per charge point has been provided in accordance with plan reference 20-J3128-002 Rev 04 PARKING LAYOUT and thereafter the electric vehicle charging infrastructure shall be retained and maintained in working order.

REASON: In the interests of sustainable development and modes of travel.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS1 and CS23]

19. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, the building hereby permitted (other than those parking bays marked as disabled or as EV charging bays which may be restricted for use by people with disabilities or electric vehicle owners respectively).

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

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

20. The development shall not be occupied until 250 secure and covered cycle parking spaces for residents and 28 cycle parking spaces for visitors have been provided in accordance with details that have been submitted to and approved in writing by the Local Planning Authority, and in the locations identified for cycle parking on the approved plans within the development. The cycle parking facilities shall thereafter be retained.

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

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

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

22. No building hereby permitted shall be occupied until the following off-site highway works have been completed:

The formation of the access to the site and the closure of the access to the cricket club.

Alterations to Larges Lane to form a layby to relocate on street parking opposite the site entrance.

Improved street lighting along the footway adjacent to the site on Larges Lane from the site to its junction with A329 London Road

REASON: In the interests of highway safety.

[Relevant Policies: BFBLP M4, Core Strategy CS24]

23. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority. The programme of archaeological work shall provide for:

- a) a programme of exploratory archaeological evaluation prior to the commencement of development
- b) further archaeological investigation prior to the commencement of development of any areas of archaeological interest identified by the exploratory archaeological evaluation
- c) post-investigation analysis reporting and publication commensurate with the significance of the archaeological results.

This part of the condition may not be discharged until the full programme of archaeological work has been satisfactorily completed. 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 high 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.

24. No development shall take place until Community Use Agreements prepared in consultation with Sport England have been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreements have been provided to the Local Planning Authority. The agreements shall apply to

the enhanced facilities for football detailed in the submitted document Bracknell Town FC & Sandhurst Town FC – an overview of our position by the SB Group and shall include details of pricing policy, hours of use, access by community users, management responsibilities and a mechanism for review. The Community Use Agreements shall be retained, and access provided to the facilities in strict compliance with the approved agreements.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

25. No development shall take place until evidence has been submitted and agreed in writing by the Local Planning Authority that all the works permitted at the Sandhurst Town FC site at Sandhurst Memorial Park, Yorktown Road, Sandhurst under application 19/01085/FUL have been legally and fully completed in accordance with the approved plans.

Reason: To ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

26. The development hereby permitted shall secure Biodiversity Net Gain in line with, or better than, the submitted Biodiversity Net Gain Assessment Report prepared by Applied Ecology (AEL1756_v1.0_20210705).

REASON: In the interests of nature conservation

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

27. The development hereby permitted shall not be occupied until biodiversity enhancements including swift boxes and other features for wildlife around the site have been provided in accordance with a Biodiversity Enhancement Plan that has been submitted to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

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

28. No part of the development shall be occupied until details of a refuse management plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved details.

REASON: To ensure the provision of satisfactory waste storage facilities in the interests of amenity. [Relevant Policy: Relevant Policy: Core Strategy DPD CS13]

29. Development of Block A shall not commence until details of the footpath to the north of the block have been submitted to and approved in writing by the Local Planning Authority. The submitted details should include full details of the construction of this pedestrian route including retaining walls or other structures and levels along its length, together with connections with adjoining pedestrian routes within and beyond the site in order to ensure that this route provides an accessible pedestrian link to the cricket club.

REASON: To achieve accessibility and in the interests of the amenities of the area.

30. 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:

Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting and drawings as appropriate. This should include confirmation that the construction is in accordance with manufacturer specifications, where necessary.

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.

31. Development shall not commence until a drainage strategy detailing any on- and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker.

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.

32. 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 residents 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.

33. No building or use hereby permitted shall be occupied or the use commenced 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.

34. 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 Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, cover systems etc.

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.

7. 20/01087/FUL 186 -188 High Street Crowthorne Berkshire RG45 7AP

Erection of 3 storey building (with parking, refuse and cycle storage at lower ground floor level), comprising 2no. retail units at ground floor level and 8no. one bedroom flats above, with associated parking following demolition of existing building.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Crowthorne didn't raise an objection to the application.
- The 13 representations received as summarised in the agenda.

RESOLVED that the Assistant Director: Planning be authorised to **APPROVE** the application subject to the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act relating to the following matters, and the following conditions, added to or deleted as the Assistant Director: Planning considers necessary:

- Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA.
- Requirement to enter into an appropriate agreement with the Highway Authority under the Highways Act 1980 to form the pedestrian access onto High Street and for any incidental works affecting the adjoining highway (including any footway or verge).
- Contributions towards community facilities.
- Off-site OSPV contributions.
- SuDS monitoring fee.

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

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

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

2534 - 10 AMENDED - PROPOSED FLOOR PLANS 21st Sep 2021

2534 -11 AMENDED PLAN - PROPOSED PLANS AND ELEVATIONS 21st Sep 2021

2534 – 12C AMENDED PLAN - SITE PLAN AND BASEMENT PLANS 11th Apr 2022

2534 - 13 AMENDED PLAN - STREET SCENES AND SECTION 21st Sep 2021

201354/DS/01 REV/A DRAINAGE STRATEGY SITE PLAN 21st Apr 2022

2534-12C Site Plan showing parking space link to land uses

20.99 - 003 Swept Path Plot - FTA 10m Delivery Vehicle

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

03. Prior to commencement of any development above slab level, samples of the external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

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

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

04. Prior to commencement of any development above slab level, details showing the finished floor levels of the buildings in each phase hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

05. 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 provision of the approved enhancements on site, shall be submitted within three months of the first occupation of the development.

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

REASON: In the interests of achieving net gains for biodiversity

[Relevant Plans and Policies: CSDPD CS1, CS7]

06. The building hereby permitted shall not be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided for in accordance with a scheme 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 in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

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]

07. Prior to the commencement of development an Air Quality Assessment demonstrating any likely changes in air quality exposure to air pollutants as a result of the proposed development, including any impacts on air quality management areas, shall be submitted to and approved in writing by the Local Planning Authority. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to:

- 1) assess the existing air quality in the study area (existing baseline)
- 2) predict the future air quality without the development in place (future baseline)
- 3) predict the future air quality with the development in place (with development)
- 4) details of mitigation

The Air Quality Assessment must include impacts on nitrogen dioxide and particles (PM10 and PM2.5), as well as the cumulative impact with other committed developments. Consideration must also be given to potential uncertainties in predicting future emissions from vehicles in the future, i.e. predict potential future air quality with and without the development/committed developments in place assuming no improvements in emissions from vehicles to compare against predicted future air quality with improvements in vehicle emissions. Isopleths maps of air quality concentrations and exceedance areas must also be included in the Air Quality Assessment Report so the public can easily see potential impacts on air quality.

REASON: To be sure that the development won't significantly add to the concerns of the existing Air Quality Management Area.

08. The sound rating level (established in accordance with BS4142:2014) of any plant, machinery 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 submitted and approved by the Local Planning Authority before the commencement of development.

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

09. The dwellings hereby approved shall not be occupied until noise mitigation measures for protecting the proposed dwellings external amenity areas from noise from the road traffic and existing plant and machinery have been implemented in full in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The noise mitigation measures shall be retained and maintained thereafter in accordance with the approved scheme.
REASON: To protect future residents from noise from road traffic (volumes pre 2020). (complied with BS8233:2014 recommendations.)

10. The means of vehicular access to and egress from the permitted building shall be from Thornley Place only. There shall be no vehicular access or egress from the site onto High Street during demolition or construction phases. No gates shall be provided at the vehicular access to the site.
REASON: In the interests of highway safety and to reduce the likelihood of deliveries occurring on High Street, which would be a danger to other road users.
[Relevant Policies: Core Strategy DPD CS23]

11. No dwelling or commercial unit shall be occupied until a means of access for pedestrians has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority in the following locations:
(a) onto High Street;
(b) to the rear car park and delivery area; and
(c) to the cycle and refuse storage area at lower ground floor level.
All ramps and gradients shall be compliant with Section 5.2: Ramps of the Department for Transport document 'Inclusive Mobility' and the Designing for Accessibility in Bracknell Forest SPD.
REASON: In the interests of accessibility and to facilitate access by pedestrians, including those with disabilities.
[Relevant Policies: BFBLP M6 and M7, Core Strategy DPD CS23]

12. (a) No dwelling or commercial unit shall be occupied until space has been laid out within the site in accordance with approved plan 2534-12C for 20 cars to be parked, vehicles to turn, for the loading and unloading of delivery vehicles, and for refuse collection to take place.

(b) Parking spaces shall be restricted to the land uses annotated on the approved plan as follows:
C = Commercial users, 5 spaces per retail unit, 10 spaces total;
R = Residential users, 1 space per 1-bedroom flat, 8 spaces total;
V = Visitors, 2 spaces.

(c) Parking spaces numbered 14 (residential) and 5 (commercial) on the approved plan shall have disabled parking space transfer areas marked to the side which is away from adjacent parking spaces and also marked to the rear (into the car park aisle).

(d) No dwelling or commercial unit shall be occupied until details of the signage for the car parking spaces along with signage for the High Street frontage of the building stating that all deliveries are to be made to the rear via Heath Hill Road South and Thornley Place have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the car parking spaces shall be provided and signed in accordance with the approved details and the signage shall be provided on the frontage to High Street.

The parking spaces, signage and areas for turning, deliveries and refuse collection shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking, including for disabled users; for turning; and to allow for deliveries and refuse collection. To prevent the likelihood of on-street car parking and deliveries which would be a danger to other road users.

[Relevant Policies: BFBLP M7 and M9, Core Strategy DPD CS23]

13. No dwelling or commercial unit shall be occupied until 8 secure and covered cycle parking spaces for residents and 2 secure and covered cycle parking spaces for commercial uses have been provided in the locations identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

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

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

- a) routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- b) parking of vehicles for site operatives and visitors;
- c) areas for loading and unloading of plant and materials;
- d) areas for the storage of plant and materials used in constructing the development;
- e) location of any temporary portacabins and welfare buildings for site operatives;
- f) any security hoardings;
- g) any external lighting of the site;
- h) methods of piling for foundations;
- i) measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- j) measures to control surface water run-off during demolition and construction;
- k) construction and demolition working hours, and times during which delivery vehicles and vehicles taking materials away are allowed to enter or leave the site;
- m) wheel-washing facilities during both demolition and construction phases; and
- n) areas for the turning of construction and demolition vehicles such that the largest anticipated vehicles can turn and leave the site in a forward gear.

The approved CEMP shall be adhered to throughout the demolition and construction period.

No work relating to the development hereby approved, including works of preparation prior to building operations, shall take place outside the hours of 0800 and 1800 Monday to Friday; 0800 and 1300 Saturday and at no time on Sundays and Public Holidays.

The approved Construction Environmental Management Plan shall be operated/observed for the duration of the construction phase.

REASON: In the interests of the amenities of the area and highway safety.

[Relevant Policies BRBLP: EN20, Core Strategy DPD CS23]

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

- Results of intrusive ground investigations demonstrating infiltration testing in accordance with the BRE365 at the proposed design depth and 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, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

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.

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

(a) the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%) has been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be constructed in accordance with the approved assessment and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD CS12]

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

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

[Relevant Policy: Core Strategy DPD CS10]

18. The use of the 2no. ground floor units shall be restricted solely to uses allowed under Use Class E(a), E(c), E(g)(i) or E(g)(ii) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To prevent uses which would result in a demand for parking which cannot be accommodated on site and which would increase the likelihood of on-street car parking and deliveries which would be a danger to other road users.

[Relevant Policies: BFBLP M7 and M9, Core Strategy DPD CS23]

In the event of the S106 agreement not being completed by 19th August 2022, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

- 01 In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special

8. **21/01090/FUL Abbey House Grenville Place Bracknell Berkshire**

Erection of an additional third floor storey to the existing building together with extension at second floor level to create a further six residential units (4 x 2 bedroom and 2 x 1 bedroom) and ancillary development.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal as detailed in the agenda.
- The 7 representations received as summarised in the agenda.
- The additional letter of representation as detailed in the supplementary report.
- The letter sent by the agent annexed to the supplementary report.
- That a site visit took place on the 14 May 2022 which was attended by Councillors Birch, Brossard, Brown, Dudley and Virgo.

A motion to **APPROVE** the recommendation in the officer report was proposed at the Planning Committee on the 21 April 2022 but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that application 21/01090/FUL be **REFUSED** for the following reasons:

1. The development fails to make adequate provision for the parking of vehicles in accordance with the Council's adopted parking standards and the Local Planning Authority is not persuaded by the submitted evidence that a relaxation to these standards will not lead to on-site congestion and the displacement of vehicles onto surrounding roads increasing the risk of illegal, inconsiderate or obstructive parking, which would in turn have an adverse effect on the free flow of traffic and highway safety. As a result, the proposed development is contrary to Policy M9 of the BFBLP and the Parking Standards SPD (2016).

2. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

9. **21/00498/FUL Land Rear Of 78 College Road College Town Sandhurst Berkshire**
Proposed erection of 2 x 3 bedroom, semi-detached houses with associated vehicular access and parking spaces.

The Committee noted:

- The supplementary report tabled at the meeting.

- That no objection had been received from Sandhurst Town Council.
- That 6 representations had been received as summarised in the agenda.
- That a site visit took place on the 14 May 2022 which was attended by Councillors Brossard, Brown, Dudley and Virgo.

RESOLVED that the Assistant Director: Planning be authorised to **APPROVE** the application subject to the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act relating to the following matters, and the following conditions, added to or deleted as the Assistant Director: Planning considers necessary:

- SPA Mitigation

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

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

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

Received 09.06.21:
Proposed House Plans (B/03)
Proposed Elevations (B/04)

Received 26.07.21:
Location Plan (B/01)
Block Layout Plan Proposed (B/02A)

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

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

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding what is shown on the approved plans, the first floor side windows on the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

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 additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the development 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]

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 second floor level or above on the development hereby permitted.

REASON: To prevent the overlooking of neighbouring properties or an increase in parking demand.

[Relevant Policies: CSDPD CS23, BFBLP EN20, M9]

07. The development shall not be occupied until the associated vehicle parking for 4 cars, with 2 car parking spaces for each of the new dwellings, has been surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

08. No development shall 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 providing 1 covered and secure cycle parking space per bedroom in each dwelling. The dwellings shall not be occupied until the approved scheme has been implemented. The facilities shall be retained as such thereafter.

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

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

09. The dwellings hereby approved shall not be occupied until a scheme for suitable waste and recycling bin storage has been submitted to and approved in writing by the Local Planning Authority. The bin storage shall be provided prior to the occupation of any dwellings.

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

10. Prior to the commencement of development, including any initial clearance, a scheme for the protection of the trees and other vegetation on site shall be submitted to and approved in writing by the Local Planning Authority which includes the following information:

- Incorporation of a 'wood-mulch mat' into the Tree Protection Plan that covers the area between the tree T1 and proposed driveway & path.
- Confirmation by plan submission (e.g. the Tree Protection Plan) where the service route would be installed to avoid the RPAs of protected trees (T1 and T6); with subsequent phased installation of protective fencing and any other measures cited in the Arboricultural Report.
- Indication that the area directly in front of the two units and the proposed pathway be retained as soft-landscaping area (Reason – to reduce adverse impact on RPA of T1). This area should be retained as soft-landscaping area for the foreseeable future.
- Include details of specific ground protection measures for the RPA of T1
- Include details of areas designated for material storage and site office and welfare facilities in plan form for the approval of the Planning Authority.

An updated Tree Protection Plan and Arboricultural Report should be submitted incorporating this scheme. Thereafter all approved tree/vegetation protection measures 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.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

11. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

12. The development shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

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

REASON: In the interests of ecological conservation.

13. 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]

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

- (i) specifications of control of noise arrangements for construction.
- (ii) methodology of controlling dust, smell and other effluvia
- (iii) site security arrangements including hoardings
- (iv) construction methodology

(v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

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

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

15. No dwelling shall be occupied 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]

16. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS12]

17. 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]

18. 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]

19. No development shall take place until details of the new access onto The Breech has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with these details.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. **21/00507/REM Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield Bracknell Berkshire**

Submission of reserved matters application to outline planning permission 17/01174/OUT for the approval of details of appearance, landscaping, layout and scale relating to the erection of 40 dwellings including 10 affordable dwellings, together with the provision of parking, landscaping and drainage attenuation features, with access from Tilehurst Lane.

The Committee noted:

- The supplementary report tabled at the meeting.

- The comments of Binfield Parish Council.
- The 9 representations received as summarised in the agenda.

The Committee requested further information regarding the drainage strategy and deferred the item to a future meeting of the Planning Committee.

11. **21/00566/FUL 3 Lyndhurst Close Bracknell Berkshire RG12 9QP**

Proposed part single, part two storey rear and side extension, single storey front entrance porch and change of use of amenity land.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Warfield Parish Council as detailed in the agenda.
- The 5 representations received as summarised in the agenda.
- The further representation received as detailed in the supplementary report.

That the application be approved subject to the following conditions amended, added to or deleted as considered 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 and documents received by the Local Planning Authority on 2 June 2021, 20 August 2021, 3 December 2021 and 31 March 2022:
21-16-04 received 2 June 2021
21-16-01 A received 20 August 2021
21-16-05 received 3 December 2021
21-16-03 received 31 March 2022

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

3. The materials to be used on the external surfaces of the development hereby permitted shall match those on the application form received by the Local Planning Authority on 2 June 2021.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

4. The development hereby permitted shall not be occupied until the associated vehicle parking has been provided in accordance with the approved drawing 21-16-05 dated 18-11-21 and ensuring that there shall be at least 6.0 metres between the garage door (when shut) and the highway boundary. 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]

6. The following areas within the garage accommodation shall be retained for the use of the car and cycle parking at all times:

- a) an area with a length of at least 6.0m (back from the garage door) and width of at least 3.5m for parking of a car; and
- b) sufficient space to provide secure, covered, cycle parking for at least 5 cycles.

REASON: To ensure that the Local Planning Authority's parking standards are met 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, Core Strategy DPD CS23]

12. **21/01165/FUL 37 North Road Ascot Berkshire SL5 8RP**

Installation of loft conversion including dormer to rear elevation and 2 no. rooflights to front elevation, enlarged side facing window and part garage conversion.

The Committee noted:

- The supplementary report tabled at the meeting.,
- The comments of Winkfield Parish Council as detailed in the agenda.
- The 9 letters of objection, from 6 addresses received as summarised in the agenda.

RECOMMENDED that the application be **APPROVED** subject to the following conditions amended, added to or deleted as considered 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 and documents received by the Local Planning Authority on 13 December 2021 and 5 April 2022:

2130/01 received 13 December 2021

2130/06 (Revision E) received 5 April 2022

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

3. The materials to be used on the external surfaces of the development hereby permitted shall match those on the approved plans received by the Local Planning Authority on 5 April 2022.

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

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

4. 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 on either side elevation of the rear dormer window hereby approved, 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]

5. The garage accommodation shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met. [Relevant Policy: BFBLP M9]

13. **Q4 2021/22 Planning Performance Report**

The Committee noted the report.

CHAIRMAN

**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
16th June 2022**

**REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Planning)**

		Case Officer	Reporting Officer
05	21/01174/FUL Land Rear Of 2 Toonagh Winkfield Street and Land Off Church Road Winkfield Windsor (Winkfield And Cranbourne Ward) Redevelopment of land to provide single storey dwelling, with access to Church Road. Recommendation: Approve.	Sarah Horwood	Basia Polnik

Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100A of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan
CSDPD Core Strategy Development Plan Document
SALP Site Allocations Local Plan
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

SITE LOCATION PLAN

For information the plans are orientated so that north is always at the top of the page.

THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 (“the HRA”) makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.

Those rights include:-

Article 8 – “Everyone has the right to respect for his private and family life, his home.....”

Article 1 - First Protocol “Every natural or legal person is entitled to the peaceful enjoyment of his possessions”.

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more detailed consideration of any Convention Rights affected.

Unrestricted Report

ITEM NO: 05

Application No.
21/01174/FUL

Ward:
Winkfield And
Cranbourne

Date Registered:
15 December 2021

Target Decision Date:
9 February 2022

Site Address:

Land Rear Of 2 Toonagh Winkfield Street and Land Off Church Road Winkfield Windsor Berkshire SL4 4SP

Proposal:

Redevelopment of land to provide single storey dwelling, with access to Church Road.

Applicant:

Mr W Barroll Brown

Agent:

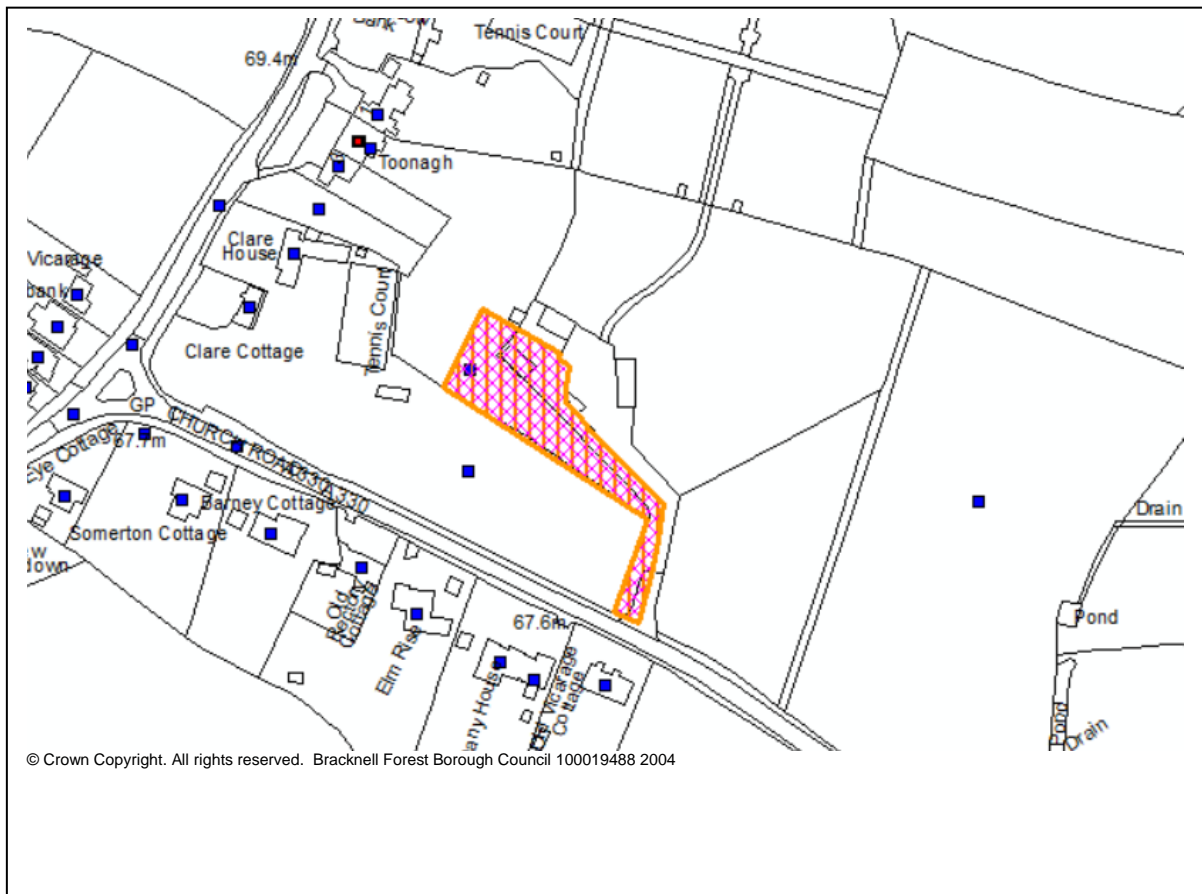
Christian Leigh

Case Officer:

Sarah Horwood, 01344 352000

Development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)



OFFICER REPORT

1. SUMMARY

1.1 The proposed redevelopment of the site for 1no. dwelling and the re-use of the existing vehicular access, access drive and the on-site parking and turning area would be on land that is considered previously developed land. The proposal would therefore constitute appropriate development in the Green Belt in accordance with para 149 g) of the NPPF. The garden proposed to serve the new dwelling is already lawfully in use as residential garden. The LPA cannot demonstrate that the proposed development would result in a greater impact to the openness of the Green Belt than the existing development it replaces/re-uses. The proposal would also not conflict with the purposes of including land within the Green Belt.

1.2 The proposal would not adversely impact upon the residential amenities of neighbouring properties or the character and appearance of the surrounding area.

1.3 No unacceptable highway safety implications would result from the proposal, with acceptable visibility achieved at the existing access and parking for both vehicles and cycles provided in accordance with the Council's Parking Standards SPD.

1.4 Planning conditions are recommended in relation to trees, biodiversity and energy sustainability.

1.5 The proposal would not require SPA mitigation given it is located more than 5km from the SPA. The scheme would be CIL liable.

RECOMMENDATION
Planning permission be granted subject to the conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO THE PLANNING COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Green Belt
Outside 5km of the Thames Basin Heath SPA

3.1 The application site lies to the north of the highway on Church Road.

3.2 A pair of single storey garages occupy part of the application site, accessed from Church Road via a gravel access drive that leads to an on-site parking and turning area. The garages have been used for parking and storage connected to the residential dwelling known as no. 2 Toonagh on Winkfield Street. The remainder of the land to the south/south-east and west of the existing garages forms part of the residential garden of no. 2 Toonagh.

3.3 To the north of the application site are stables and a barn. There are residential dwellings to the north-west and west of the site fronting onto Winkfield Street and further dwellings to the south fronting onto Church Road.

4. RELEVANT SITE HISTORY

4.1 The most relevant applications relating to the site are:

10/00555/FUL approved October 2010 to widen existing access onto Church Road (A330).

21/00129/LDC granted April 2021 for a certificate of lawfulness for use of land as lawful curtilage area for the property, used for purposes incidental to the enjoyment of the dwellinghouse.

4.2 The area of land established as residential garden by the lawful development certificate 21/00129/LDC is shown in red on the plan below:

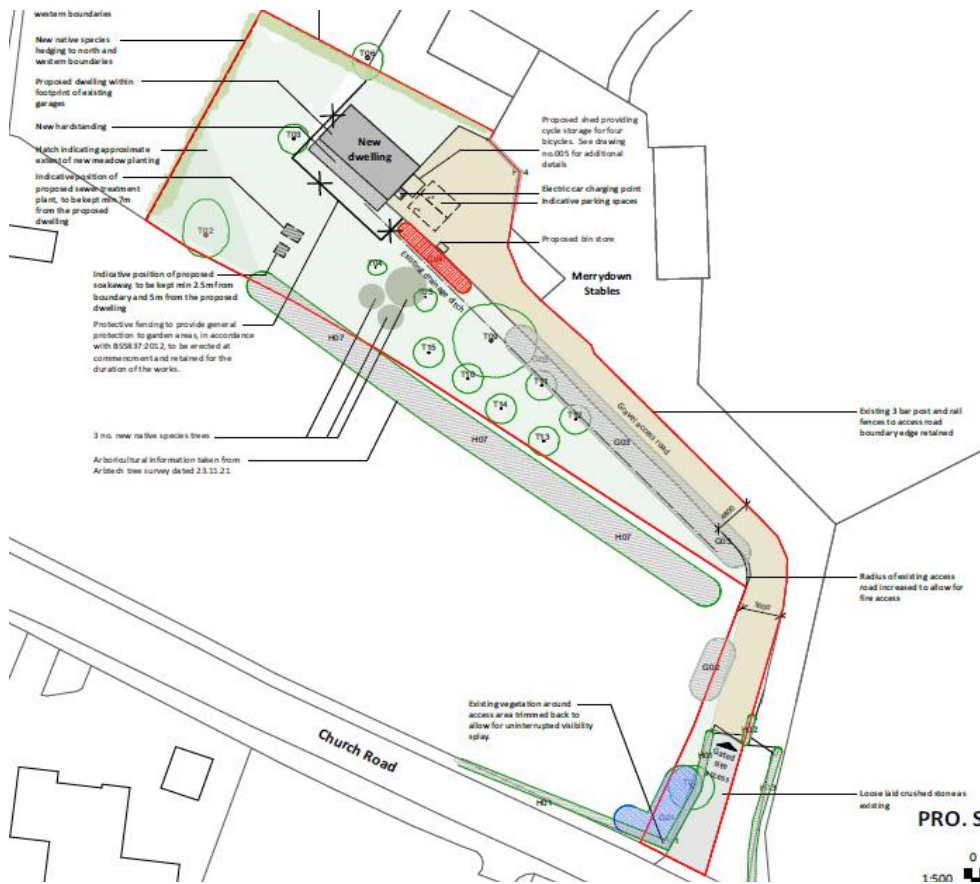


5. THE PROPOSAL

5.1 Planning permission is sought for the demolition of the existing garages and the erection of a new single storey 2 bedroom dwelling.

5.2 An existing vehicular access from Church Road (approved by permission 10/00555/FUL) leading to an existing gravel access drive and gravel parking and turning area which currently serves the existing garages would be utilised to serve the proposed dwelling. A

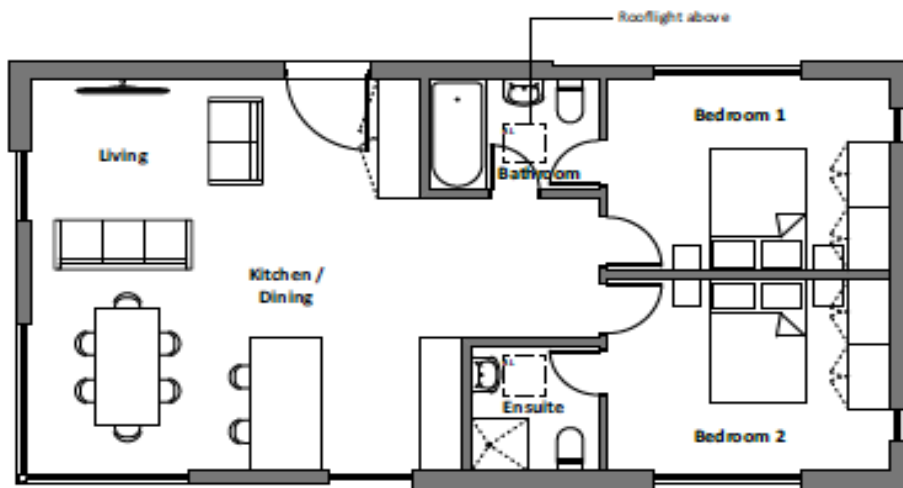
small section of the access drive would be widened in part at surface level to accommodate access by a fire tender.



5.3 The proposed dwelling would be provided with a private garden. The garden proposed for the new dwelling is already in lawful use as residential garden by no. 2 Toonagh, established by a lawful development certificate, ref: 21/00129/LDC.

5.4 The proposed dwelling would be 12.75m x 6.55m, with an eaves height of 2.7m and ridge height of 2.9m. It would comprise an open plan kitchen/dining/living room, 2no. bedrooms, 1 with en-suite and a bathroom.

Proposed floor layout below:



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council

6.1 Winkfield Parish Council recommend refusal as the proposal is an overdevelopment in the Green Belt.

Other representations

6.2 12no. letters of objections received which raise the following:

- Site is within the Green Belt.
- Proposal is inappropriate.
- There is so much brownfield space in the Bracknell area to be built on, why develop on a field.
- Increase in volume of building will impact upon the Green Belt.
- Urbanising impact of development.
- Housing redevelopments have taken place within Maidens Green. To protect the village, no further new builds should be permitted.
- Application is for financial gain.
- Proposal will set a precedent.
- Unnecessary development and does not benefit the wider community.
- Single storey building out of keeping with other dwellings in the area.
- Design of building out of keeping in the area.
- Proposed dwelling would be sited close to existing stables.
- Proposed dwelling will be close to an adjoining site where security is paramount to welfare of animals kept on land.
- Highway safety issues – increased use of access, increased traffic, issues of speeding on road, footpath outside of the site well used by pedestrians.

6.3 3no. letters of support received (2 from the same postal address) which raise the following:

- Smaller houses are needed in the area.
- Makes a change from larger dwellings consented in the area.
- Will allow older people to downsize and stay in the area.
- Support the recommissioning of redundant buildings to provide much needed affordable small homes in an area.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 No objection subject to conditions.

Biodiversity Officer

7.2 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

8.1 The key policies and guidance applying to the site and the associated policies are:

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent

Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Green Belt	CS9 of CSDPD, Saved Policy GB1 of the BFBLP	Consistent
Residential amenity	EN20 and EN25 of BFBLP.	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD	Consistent
Energy sustainability	CS10 & CS12 of CSDPD	Consistent
SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area SPD		
Design SPD		
Parking standards SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Impact on residential amenity
- iii. Impact on character and appearance of surrounding area
- iv. Impact on highway safety
- v. Trees
- vi. Biodiversity
- vii. Thames Basin Heath SPA
- viii. Community Infrastructure Levy (CIL)
- ix. Energy sustainability
- x. Drainage/SuDS

i. Principle of Development

9.1 The site is located within the Green Belt, as shown on the Bracknell Forest Borough Policies Map (2013). The following policies are therefore of relevance:

Section 13 of the NPPF (July 2021) refers to protecting Green Belt land.

9.2 Para 137 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence

9.3 Paras 147 and 148 state: Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.4 Paras 149 and 150 set out what may constitute appropriate development in the Green Belt:

Para 149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Para 150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Core Strategy Policy CS9: Development on Land Outside Settlements:

9.5 The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land; and

i. Protect the defined gaps within or adjoining the Borough from development that would harm the physical and visual separation of settlements either within or adjoining the Borough. or

ii. Maintain the Green Belt boundaries within Bracknell Forest and protect the Green Belt from inappropriate development.

Bracknell Forest Borough Local Plan:

9.6 Saved Policy GB1: Building in the Green Belt sets out that approval will not be given, except in very special circumstances, for any new building in the Green Belt unless it is acceptable in scale, form, effect, character and siting, would not cause road safety or traffic generation problems and is for one of the following purposes:

- construction of buildings for agriculture or forestry; or
- construction of buildings essential for outdoor sport and recreation or other uses of land which preserve the openness of the Green Belt; or
- construction of buildings essential for cemeteries; or
- replacement, alteration or limited extension of existing dwellings; or
- construction of domestic outbuildings incidental to the enjoyment of an existing dwelling.

9.7 As the site is located within the Green Belt, the main considerations from a policy perspective are:

1. Whether the proposed development constitutes inappropriate development in the Green Belt;
2. The effect of the proposal on the openness of the Green Belt;
3. Impact on purpose of including the land within the Green Belt.

1. Whether the proposal constitutes appropriate development

9.8 The proposal relates to the demolition of a pair of single storey garages and the erection of a new single storey dwelling with associated parking and garden. There are no planning records for the erection of the garages, however, there is a Building Control record dating back to the 1980s for the erection of a detached garage. Council aerial photographs dating back to 1993 evidence the existence of garages in this location. The garages have been used for parking and storage ancillary to the residential use of the existing dwelling at no. 2 Toonagh.

9.9 Para 149 g) of the NPPF allows for limited infilling or the partial or complete redevelopment of previously developed land (PDL), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

9.10 The definition of PDL is provided within the glossary of the NPPF and states:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

9.11 Taking into account the definition of PDL as set out in the NPPF, the existing garages (currently used for ancillary residential purposes connected to no. 2 Toonagh) are permanent, lawful structures. The garages have not been used for the purposes of agriculture or forestry, minerals extraction or waste disposal and are sited outside of lawful residential garden area of the existing dwelling at no. 2 Toonagh, the extent of which is shown on the red line plan below:

Red line plan accompanying application 21/00129/LDC



Similarly, the access drive and turning area serving the existing garages are existing, permanent areas of hard surfacing connected to the ancillary residential use of the existing garages and by default have also not been used for the purposes of agriculture or forestry, minerals extraction or waste disposal. The buildings and associated areas of hard surfacing are existing and in good condition. The definition of PDL in the Framework states that land in built-up areas such as residential gardens is excluded from being PDL. However, residential gardens that are not located in built up areas can be considered as PDL. The existing garages, parking and access drive are used for residential purposes connected to no. 2 Toonagh and the application site could reasonably be considered as wholly part of the existing dwelling at no. 2. However, the application site is not considered to be within a built-up area. The site is located outside of both a defined settlement boundary and a Green Belt village. The site is not surrounded by existing dwellings. It is not read in the context of the existing linear development of housing that fronts onto the highway which is seen along Winkfield Street and Maidens Green and forms part of the village of Maidens Green. There are existing buildings directly to the north/north-east of the site (stables and a barn), but these are not in residential use. Between the application site and the highway to the south is an open field. On balance, the application site is not considered to be within a built-up area. The site comprises existing buildings and existing areas of hard surfacing and is therefore classified as previously developed land.

9.12 The proposed new dwelling would be sited in the same location as the pair of existing garages it would replace and would utilise the existing vehicular access, access drive (which would be widened in part) and the on-site parking and turning area and as such would be on land that is considered previously developed land.

9.13 The residential garden to serve the proposed dwelling is already lawfully in use as residential garden by the existing dwelling at no. 2 Toonagh. As such, there would be no material change of use of land as the land would remain in use as residential garden connected to the proposed dwelling.

9.14 As such, the proposal is considered as appropriate development in the Green Belt assessed under Para 149 g) of the NPPF as the redevelopment of previously developed land, subject to ensuring there would be no greater impact on the openness of the Green Belt than the existing development.

2. Impact on openness

9.15 The proposed dwelling would have a floor area of 85sqm, the same as the floor area of the existing garages which would be demolished and replaced with the new dwelling.

9.16 The proposed dwelling would have an eaves height of 2.7, a 0.8m increase compared to the existing garages it would replace; and a ridge height of 2.9m, a reduction of 0.45m when compared to the existing garages. The proposed dwelling would result in an increase in volume of approximately 11% when compared to the existing garages it would replace.

9.17 Based on these parameters, the proposed dwelling would have the same floor area as the existing garages. Whilst there would be a modest increase in volume, the proposed dwelling would have a flat roof and overall lower ridge height than that of the existing garages it would replace which would mitigate its bulk and mass and the LPA would therefore not be able to demonstrate that the proposal would result in a materially greater impact than the existing development that would result in harm to the openness of the Green Belt.

9.18 The proposed dwelling would be sited in the same position as the existing garages which would be demolished. The siting of the proposed dwelling would also relate well to the existing built form (existing stables and a barn) to the north/north-east of the site to the benefit of the openness of the Green Belt.

9.19 The existing vehicular access from Church Road, the existing driveway and on-site parking and turning area that currently serves the existing garages would be retained and re-used for the proposed dwelling. A small section of the existing driveway would be widened to accommodate access by a fire tender; however, this would be at surface level only and would not harm to the openness of the Green Belt. The existing barn and stables to the north/north-east have a similar access and parking arrangement on a larger area of hardstanding.

9.20 The residential garden proposed to serve the new dwelling would not represent a material change of use of land. The land is already in lawful use as residential garden (established by application ref: 21/00129/LDC) by the owner/occupier of no. 2 Toonagh and the land would simply swap to become the private garden for the proposed dwelling. As such, this would not result in any greater impact on the openness of the Green Belt as the land is already lawfully used as residential garden. The proposed dwelling would replace existing garages used by the owner/occupier of the existing dwelling at no. 2 Toonagh. Whilst the proposal would result in the creation of a new dwelling, it would comprise a small 2 bedroom unit which would not result in an appreciable increase in residential activity or vehicular movements connected to this residential use when compared to the ancillary

residential use of the garages connected to the existing dwelling at no. 2 Toonagh. As such, this would not result in unacceptable harm to the openness of the Green Belt when compared to the current use.

9.21 A planning condition is recommended to remove permitted development rights for extensions and outbuildings within the application site to protect the openness of the Green Belt.

3. Impact on purpose of including the land within the Green Belt

9.22 Para 137 of the NPPF states: The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

9.23 Para 138 goes onto state:

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

9.24 The proposed dwelling would be sited on the same footprint as the existing garages it would replace, with no increase in floor area and a nominal increase in volume. The private garden area to serve the proposed dwelling is already lawfully used as garden. The existing vehicular access, drive (which would be widened in part) and parking area serving the garages would be re-used by the new dwelling. As such, the proposal would not lead to sprawling development into the Green Belt, would not result in towns merging and would also not result in encroachment into the countryside.

9.25 The setting and special character of historic towns would be unaffected by this proposal. In terms of urban regeneration, although this is a Green Belt site, it would result in the re-use of part of a previously developed site.

9.26 As such, the proposed development would not conflict with the purposes of including land within the Green Belt.

9.27 To summarise, the proposed redevelopment of the site for 1no. dwelling and the re-use of the existing vehicular access, access drive (which would be widened in part) and the on-site parking and turning area would be on land that is considered previously developed land and would therefore constitute appropriate development in the Green Belt in accordance with para 149 g) of the NPPF. The residential garden proposed to serve the new dwelling would not represent a material change of use of land as the land is already lawfully in use as garden. The LPA cannot demonstrate that the proposed development would result in a greater impact to the openness of the Green Belt than the existing development it replaces/re-uses. The proposal would also not conflict with the purposes of including land within the Green Belt.

9.28 The proposal is therefore acceptable in principle in accordance with Saved Policy GB1 of the BFLP, CS9 of the CSDPD and the NPPF, subject to other material planning considerations including impact to residential amenity, highway safety, etc, which are considered below.

ii. Residential amenity

9.29 The proposed dwelling would be sited some 80m from existing dwellings at nos. 1-3 Toonagh to north-west, some 65m from Clare House to the west and 85m from existing dwellings to the south/south-west on Church Road. Given these separation distances, the single storey height of the dwelling and screening provided by existing trees/vegetation, the proposed dwelling would not result in an adverse impact to surrounding dwellings through overlooking, loss of privacy or overbearing/visual impact.

9.30 In relation to the residential amenities of future occupiers of the proposed dwelling, all habitable rooms would be served by windows as a source of daylight and ventilation. On-site parking for 2no. vehicles would be provided in accordance with the Council's Parking Standards, along with bin and cycle storage and private garden space proportionate to the size of the dwelling.

9.31 There are existing stables and a barn located to the north/north-east of the application site. The stables are used for private equestrian use by the existing dwelling at Merrydown, Winkfield Street and are not in commercial use (controlled by condition on planning permission, ref: 09/00757/FUL). The existing barn is used for agriculture. It is not considered that due to the size of the buildings and their uses that there would be unacceptable harm to future occupiers of the proposed dwelling from noise and disturbance. New planting (native hedge) is proposed along the northern boundary of the site where it adjoins the existing stables which would provide some screening for the proposed development.

9.32 As such, the proposal would not be considered to adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed dwelling, in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

iii. Impact on character and appearance of surrounding area

9.33 The proposed dwelling would be sited some 65m from the highway to the south on Church Road at the closest point. Due to its setback from the road, screening around the southern boundary of the site comprising trees and vegetation which would be retained and the flat roof design of the dwelling with a maximum height of 2.9m, the proposed dwelling would not appear prominent in the streetscene.

9.34 Externally, the proposed building would comprise red brick, horizontal timber cladding and glazing with a flat roof. The existing buildings (stables and barn) to the north/north-east of the site comprise a mix of horizontal timber cladding and brick. The proposed design of the building would be of modern appearance, whilst still reflecting the materials seen on buildings close to the site. The flat roof proposed would minimise the bulk and mass of the building. Details of materials will be secured by planning condition.

9.35 The surrounding area comprises a mix of styles of dwellings, with no uniform design prevalent within the area. Due to the variety of design in the area, the setback of the proposed dwelling from the public highway and that it would not appear prominent from public vantage points, the design of the dwelling and its size and scale would not detract from the character and appearance of the surrounding area.

Proposed elevations



PRO. SOUTH WEST ELEVATION



PRO. NORTH EAST ELEVATION

9.36 The existing vehicular access from Church Road, the existing driveway and on-site parking and turning area that currently serves the existing garages would be retained and re-used for the proposed dwelling. A small section of the existing driveway would be widened to accommodate access by a fire tender and an additional area of hardstanding is proposed along the southern elevation of the building as a patio area, however, these additional areas of hard surfacing would be at surface level only and would not result in adverse harm to the rural character of the area.

9.37 The proposed dwelling, its associated garden, parking, access drive and vehicular access would occupy a plot that is 0.23 hectares. This development plot would be larger in size than some existing plots within Maidens Green, including Clare Cottage (approximately 0.06 hectares), Cats Eye Cottage (approximately 0.1 hectares) and nos. 3 and 4 Yew Tree Cottage (between approximately 0.02 and 0.03 hectares). The plot would accommodate the proposed dwelling, a proportionate sized garden, on-site parking, cycle and bin storage. Whilst the proposed dwelling would comprise a single storey 2 bedroom dwelling that would be smaller in size than some of the larger detached dwellings found within Maidens Green, there are other examples of bungalows within the area, including dwellings known as Cherry Tree and New Ashdown to the south of the highway on Maidens Green. The proposed dwelling and its plot are not in a readily visible location and the proposal would therefore result in neither demonstrable or unacceptable harm to the character and appearance of the surrounding area.

9.38 There are some trees to the north-west of the existing building along with trees to the south/south-east of the building. 2no. trees are scheduled for removal – a Wild Cherry and Plum, however these are Category C trees and not of visual/landscape importance and their removal would not result in harm to the rural character of the area. Additional planting is proposed within the site.

9.39 The site is located some 200m from the Winkfield Conservation Area to the east/south-east, with open fields, trees and hedgerow in-between. Due to this separation distance, screening and modest height of the proposed dwelling, the proposal would not impact upon the Conservation Area.

9.40 A planning condition is recommended to remove permitted development rights for extensions and outbuildings to protect the visual amenities and rural character of the area. A further planning condition is recommended relating to landscaping and means of enclosure in the interests of the rural character of the area.

9.41 As such, the proposal would not adversely affect the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF

iv. Transport

Road Classification

9.42 The A330 Church Road is a primary distributor road within Winkfield which provides one of the main connections between Ascot and Maidenhead. This section of the A330 is subject to a 30mph speed limit but is not street lit.

9.43 Church Road is ancient highway meaning the 2.4m/2.75m wide footway and verge adjacent to the existing shared access for No.2 Toonagh is adopted.

Access Arrangement

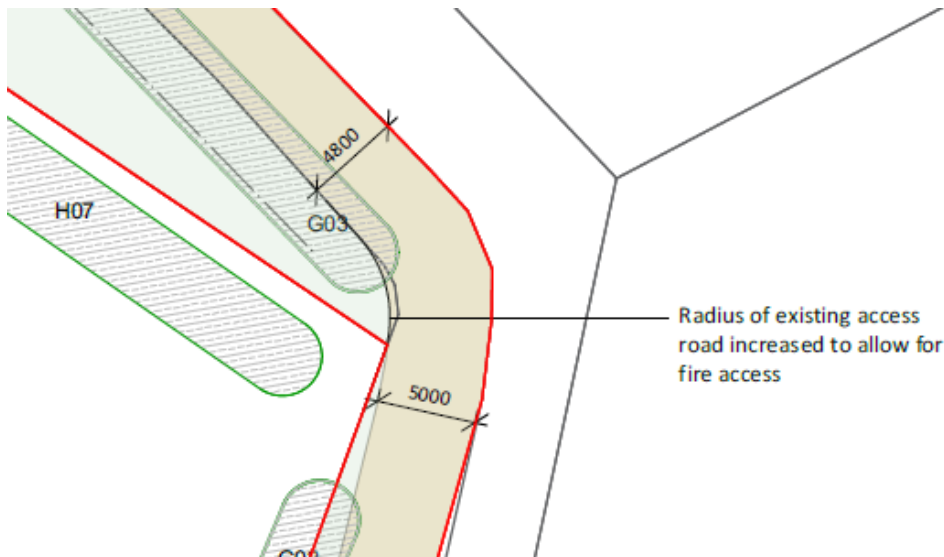
9.44 2 Toonagh will retain vehicular and pedestrian access from Winkfield Street.

9.45 The new dwelling will be served by the existing shared access to the rear from Church Road.

9.46 The existing access will be able to achieve the required visibility splays of 2.4m x 43m to the left and right.

9.47 The existing entrance gates are setback 18m from the adopted highway to ensure all vehicles can stop off the adopted highway before the gates are opened/closed.

9.48 The existing access drive is between 4.8m and 5.0m wide. A small section (see extract below) where there is a bend in the drive will be widened to ensure a fire tender can safely access the site.



Parking Provision/requirement

9.49 2 Toonagh provides at least 3 car parking spaces to the front of the property via Winkfield Street to comply with the Local Authority's current Parking Standards SPD (2016).

9.50 The new 2-bedroom residential dwelling will be provided with 2 car parking spaces to comply with the Local Authority's current Parking Standards SPD (2016).

9.51 The retained driveway will measure 14.8m wide by 12.4m long (shortest distance) / 17.4m long (longest distance). This will ensure all vehicles including a fire tender (2.7m by 7.7m rbfers) can safely enter and leave the site in a forward gear.

Vehicle Movements

9.52 The proposal is not considered to have a detrimental effect on the local highway network. (NPPF paragraph 111).

Cycle Provision

9.53 A cycle store will be provided to accommodate at least 2 bicycles.

Refuse Provision

9.54 A bin store is proposed to the north-east of the dwelling on the existing parking area. A bin collection point is shown close to the vehicular access onto Church Road. Future occupiers will need to transfer bins to/from the bin collection point on bin collection day and an informative is recommended to address this matter.

9.55 Subject to the imposition of conditions, the proposal is considered to be in accordance with CS23 of the CSDPD, Saved Policy M9 of the BFBLP, the Parking Standards SPD and the NPPF and would not result in a detrimental impact on highway safety.

v. Biodiversity

9.56 The Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey (the Ecology report) submitted with the application concludes there is no evidence of protected species and limited potential for them to be using the site.

9.57 There are some features of the site that are likely to be valuable for biodiversity that should be retained and enhanced:

Orchard

9.58 The arboricultural survey identifies 9 apple trees (T04, T05, T08, T10-T15) which may form a traditional orchard. The People's Trust for Endangered Species defines a traditional orchard as at least five trees with canopies less than 20 metres apart. Therefore, this group of trees qualifies as a traditional orchard, a NERC listed Habitat of Principal Importance (HPI) for conservation. The orchard is not proposed for removal. Any dead trees should not be removed, and any fallen deadwood should be retained within the orchard area. Three new native trees are proposed for planting adjacent to the orchard. However, it may be more valuable to replant some fruit trees on vigorous rootstocks to maintain the orchard as a valuable habitat in its own right.

Potential for reptiles

9.59 The Ecology report identifies that hedgerow on site offer suitable reptile habitat but suggests these will not be affected by the proposals. However, the proposed site shows the installation of post and rail fencing on the north and western boundaries which may require clearance of hedgerows. Therefore, a method statement should be secured by planning condition to document how the fencing will be installed without removing the hedgerow/grassland edge habitat that reptiles may be using (or measures to protect animals if that is required).

9.60 The Ecology report makes several recommendations for biodiversity enhancements such as a wildflower meadow area, bat and bird boxes, a pond, log piles and planting fruit trees to support a wider range of species.

9.61 Planning conditions are recommended to secure details of landscaping, biodiversity enhancements and a biodiversity method statement relating to the demolition of the existing garages. Subject to the imposition of these conditions, the proposal would not adversely impact upon biodiversity, in accordance with Policies CS1 and CS7 of the CSDPD.

vi. Trees

9.62 There are trees on and surrounding the site which are not subject to Tree Preservation Orders. The site also is not located within a Conservation Area.

9.63 The application is accompanied by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan. Tree protection measures include the new foundations for the dwelling formed within the void of the existing garage, with no requirement for additional excavations. The existing vehicular access, access drive and parking areas will be retained and therefore no additional impacts will result to the root protection area (RPA) of existing trees/vegetation.

9.64 The small section of the access drive which would be widened is located outside the RPA of adjoining trees/vegetation. A planning condition is recommended to ensure that the development is undertaken in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan.

9.65 2no. trees are scheduled for removal – a Wild Cherry and Plum, however these are Category C trees and there is no objection to their removal. New tree planting is proposed which will be secured by a landscaping condition.

9.66 Subject to the imposition of conditions, the proposal is considered to be in accordance with Policy EN1 of the Bracknell Forest Borough Local Plan and the NPPF and would not result in an adverse impact on trees.

vii. Thames Basin Heath Special Protection Area (SPA)

9.67 The site is located outside of the 5km buffer of the SPA. As such, no SPA mitigation would be required via Section 106 Agreement.

viii. Community Infrastructure Levy (CIL)

9.68 Bracknell Forest Council commenced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL applies to any new build including those involving the creation of additional dwellings. It is applied as a charge on each square metre of new development.

9.69 The amount payable varies depending on the location of the development within the borough and the type of development. The charging schedule states how much CIL will be charged (in pounds per square metre of net additional floorspace) based on the development type and location within the borough.

9.70 The application site lies within the zone of the Northern Parishes.

ix. Energy sustainability

9.71 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage (average water use of 110 litre/person/day). A planning condition is recommended to secure the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.72 Policy CS12 of the CSDPD requires development proposals for less than five net additional dwellings to provide at least 10% of their energy requirements from on-site renewable energy generation. A planning condition is recommended to secure the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

x. Drainage/SuDS

9.73 The application site is located within Flood Zone 1.

9.74 The existing hard surfaced areas - the vehicular access, gravel drive and on-site parking and turning area would be re-used as part of the development and comprise a gravel finish which is SUDs compliant.

9.75 A new soakaway and underground sewer treatment plant is proposed within the site to serve the proposed dwelling and an existing drainage ditch within the site would remain unaffected by the proposal.

9.76 As such, the proposal would not increase flood risk either within the site or off-site.

10. CONCLUSION

10.1 The proposed redevelopment of the site for 1no. dwelling and the re-use of the existing vehicular access, access drive and the on-site parking and turning area would be on land that is considered previously developed land. The proposal would therefore constitute appropriate development in the Green Belt in accordance with para 149 g) of the NPPF. The

residential garden proposed to serve the new dwelling would not represent a material change of use of land as the land is already lawfully in use as garden. The LPA cannot demonstrate that the proposed development would result in a greater impact on the openness of the Green Belt than the existing development it replaces. The proposal would also not conflict with the purposes of including land within the Green Belt.

10.2 The proposal would not adversely impact upon the residential amenities of neighbouring properties and character and appearance of surrounding area.

10.3 No unacceptable highway safety implications would result from the proposal, with acceptable visibility achieved at the existing access and parking for both vehicles and cycles, in accordance with the Council's Parking Standards SPD.

10.4 Planning conditions are recommended in relation to trees, biodiversity and energy sustainability.

10.5 The proposal would not require SPA mitigation given it is located more than 5km from the SPA. The scheme would be CIL liable.

10.6 The application is therefore recommended for conditional approval.

11. RECOMMENDATION

11.1 That the application be approved subject to the following conditions:

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

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

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

Drawing titled location plan dated 27 January 2022

Drawing titled pro plans and elevations dated 27 January 2022

Drawing titled pro site plan dated 1 June 2022

Drawing titled pro bike and bin store dated 1 June 2022

Drawing titled visibility splays dated 27 January 2022

Drawing ref: AIA 01 Rev A dated 27 January 2022

Drawing ref: TPP 01 Rev A dated 27 January 2022

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

3. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The works 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]

4. The dwelling 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 full

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

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

5. The dwelling 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 approved scheme shall be implemented in full before the occupation the dwelling approved in this permission.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

6. 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]

7. 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]

8. The development hereby permitted shall not be begun (including demolition, ground works and site clearance) until a method statement for the sensitive demolition to avoid the potential of harm to protected species (including nesting birds and reptiles) on site has been submitted to and approved by the Local Planning Authority. The content of the method statement shall include:

- the purpose and objectives for the proposed works
- detailed designs and/or working methods to achieve the stated objectives
- extent and location of the proposed works shown on an appropriate plan
- a timetable for implementation
- details of persons responsible for implementing the works

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

9. The development hereby permitted shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. An ecological site inspection report shall be submitted within three months of the first occupation (major)/prior to practical completion of any dwelling hereby approved (minor). The approved scheme shall be performed, observed and complied with.

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

10. The development shall be undertaken in accordance with the document entitled Arboricultural Method Statement and associated drawings Arboricultural Impact Assessment (drawing ref: AIA 01 Rev A) and Tree Protection Plan (drawing ref: TPP 01 Rev A) by Arbtech dated December 2021.

REASON: In order to safeguard trees and other vegetation.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

11. No part of the development shall be occupied until vehicle parking, access and turning space has been surfaced and provided in accordance with the approved drawing. The space shall be kept available for parking and turning.

REASON: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety and to facilitate vehicles entering and leaving the highway in forward gear.

[Relevant Policies: BFBLP M9, CSDPD CS23]

12. No part of the development shall be occupied until the visibility splays shown on the approved drawing has been provided. The areas within these splays shall be kept free of all obstructions to visibility above a height of 0.6 metres from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

13. No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with the approved drawing. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.

REASON: To ensure that the development is provided with adequate cycle parking facilities in order to encourage the use of alternative modes of transport.

[Relevant Policies: BFBLP M9, CSDPD CS23]

14. No part of the development shall be occupied until a bin storage area has been provided in accordance with the approved drawing. The facilities shall be kept available for use in association with the development at all times.

REASON: To ensure that the development is provided with adequate waste/recycling facilities.

15. Any gates provided shall open away from the highway and be set back a distance of at least 18 metres from the highway boundary.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

16. 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]

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The applicant is advised that the following conditions require discharging prior to commencement of development:

3. Materials
6. Sustainability Statement
7. Energy Demand Assessment
8. Sensitive demolition
9. Biodiversity enhancements

3. The applicant is advised that the following conditions require discharging prior to occupation:

4. Landscaping
5. Boundary treatments

4. Although they must be complied with, no details are required to be submitted in relation to the following conditions:

1. Time limit
2. Approved plans
10. Tree protection measures
11. Parking and turning
12. Visibility splays
13. Cycle parking
14. Bin storage
15. Gates
16. SUDS

5. Future occupiers will need to carry their bins/refuse to/from the bin collection point on bin collection day.

6. In relation to condition 4 (landscaping), the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey make recommendations on landscaping to support biodiversity.

7. Any incidental works affecting the adjoining highway shall be approved and a licence obtained before any work is carried out within the highway, through contacting The Highways and Transport Section at Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 352000 or via email at Highways.Transport@bracknell-forest.gov.uk. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

8. No building materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.