

PLANNING COMMITTEE
15 JUNE 2023
6.35 - 10.16 PM



Present:

Councillors Brown (Chair), Barnard, Egglestone, Hayes MBE, Karim, Penfold and Smith

Present Virtually:

Councillors O'Regan (Vice-Chair) and Frewer

Visiting Members Present:

Councillors Gaw, Harrison, Virgo

Apologies for absence were received from:

Councillors Collings and McKenzie-Boyle

3. Minutes

RESOLVED that the minutes of the meeting held on 20 April 2023 and the minutes of the Annual Meeting held on 24 May 2023 be approved as a correct record.

4. Declarations of Interest

Councillor O'Regan declared an Affected interest in respect of Item 6 (22/01047/FUL Land North Of Newhurst Gardens, Newhurst Gardens, Warfield, Bracknell, Berkshire RG42 6AW) and would withdraw from the meeting for the item.

Inderjit Bhatti, Senior Assistant Lawyer (Planning), declared an interest in Item 11 (23/00097//FUL Acre House, 12 Broom Acres, Sandhurst, Berkshire GU47 8PW) as the applicant was a family member. It was noted that she would withdraw from the meeting for the item.

5. Urgent Items of Business

There were no urgent items of business.

6. Application No 22/00613/FUL - Land to the rear of Oak Tree Nursery, Cocks Lane, Warfield

Change of Use of land and building from Agricultural to Vehicle Repairs and Servicing

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Winkfield Parish Council as detailed in the report.
- The 22 objections received as summarised in the agenda.
- The 10 letters of support received as summarised in the agenda.
- The 2 additional objections received as summarised in the supplementary report.
- That a site visit had taken place on 10 June 2023, with the following

Councillors in attendance: Councillors Brown, Egglestone, Hayes MBE, Smith, and Virgo.

A motion to **REFUSE** the recommendation in the officer report was proposed but not seconded.

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

RESOLVED that application 22/00613/FUL 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 (as amended).

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

Drawing. Location plan received 14 July 2022

Drawing. NK4WD - Site Layout Plan received 14 July 2022

Drawing. NKJH/ELVOT/02 received 7 October 2022

Drawing. NKJH/FPOT/02 received 7 October 2022

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

3. The use (including operational hours and deliveries) hereby permitted shall be restricted to the following times:

08.00 hours - 18.00 hours Monday to Fridays;

08.30 hours - 13.00 hours Saturdays;

And not at all on Sundays and public/bank holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Policies: BFBLP EN20, EN25]

4. All plant, machinery and equipment installed or operated in connection with the use hereby approved shall be enclosed and/or attenuated such that the rating level therefrom does not exceed the existing background noise level when measured in accordance with BS4142:2014 (or any subsequent revision).

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Policies: BFBLP EN20, EN25]

5. The building and land within the application site shall be used solely for the repair, maintenance, and servicing of vehicles, (including trailers and horse boxes) and no other purposes (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: In the interests of the Green Belt, visual amenities of the area, residential amenities of neighbouring properties and highway safety.

[Relevant Policies: CSDPD CS9, CS23, BFBLP EN20, EN25, GB1, GB4]

6. The repair/servicing of vehicles shall not take place anywhere within the application site except within the building connected to the use hereby permitted. All doors, roller shutter doors and windows on the building shall remain closed when noise generating works connected to the use hereby permitted are being undertaken.

REASON: In the interests of the Green Belt, visual amenities of the area and residential amenities of neighbouring properties

[Relevant Policies: CSDPD CS9, BFBLP EN20, EN25, GB1, GB4]

7. With the exception of vehicles waiting to be repaired/serviced, no external storage of materials, waste products or parts shall take place outside the building connected to the use hereby permitted, other than in the areas shown on the approved plans, identified on the plans as "waste and recycling".

REASON: In the interests of the Green Belt, visual amenities of the area and residential amenities of neighbouring properties

[Relevant Policies: CSDPD CS9, BFBLP EN20, EN25, GB1, GB4]

8. The use hereby permitted shall not commence until a scheme of 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 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 prior to the building being brought into use for its approved use. 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. The areas shown for soft landscaping shall thereafter be retained.

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

[Relevant Policies, BFBLP EN2, EN20, CSDPD CS7]

9. No external lighting shall be installed on the site or affixed to the building on the site until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting, including details of lighting units, levels of illumination and hours of use. The development shall be carried out in accordance with the approved scheme

prior to the use hereby permitted commencing and retained thereafter.

REASON: In the interests of the Green Belt, visual amenities of the area and residential amenities of neighbouring properties

[Relevant Policies: CSDPD CS9, BFBLP EN20, EN25, GB1, GB4]

10. The use hereby permitted shall not commence until details of biodiversity enhancements

(including a plan showing their location) to be installed on the building or land within the application site have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to the building/land within the application site being brought into use and shall be retained in perpetuity thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

11. The use hereby permitted shall not commence until details of the surfacing of the access road to provide access to and around the building and parking spaces (including the marking out of parking spaces) have been submitted to and approved in writing by the Local Planning Authority. All hard landscaping shall be of a permeable finish. The development shall be undertaken in accordance with the approved details prior to the use commencing and retained as such thereafter.
REASON: In the interests of highway and pedestrian safety.
[Relevant Policies: CSDPD CS23]

12. Notwithstanding the details submitted, the use hereby permitted shall not commence until details of vehicle parking and turning have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the use commencing and the spaces kept available for parking and turning in association with the development at all times.
REASON: To ensure that the development is provided with adequate parking facilities.
[Relevant Policies: BFBLP M9, CSDPD CS23]

13. The use hereby permitted shall not commence until the waste and recycling areas have been provided in accordance with the approved drawing. These 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 facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development.

7. PS Application No 22/01047/FUL - Land north of Newhurst Gardens, Newhurst Gardens, Warfield

Section 73 application to vary condition 4, 6 and 7 of planning permission 16/01004/OUT for the erection of up to 50 residential units and associated works. [For clarification this application seeks permission to change the access arrangements for the development].

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Winkfield Parish Council objecting to the application as detailed in the report.
- The 21 objections received as summarised in the agenda.
- The additional objection received as summarised in the supplementary report.
- The representations of the two public speakers at the meeting.

The Committee deferred the item following the request of further information.

**8. Application No 22/00868/FUL - 34 The Broadway, Sandhurst
Proposed erection of a two-storey, four bedroom dwelling with associated garden, parking area and vehicular access from Gibbons Close.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Sandhurst Town Council offered no objection.
- The 5 objections, 3 support letters and a general comment received as summarised in the agenda.
- That a site visit had taken place on 10 June 2023, with the following Councillors in attendance: Councillors Brown, Egglestone, Smith and Zahuruddin

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

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

RESOLVED that the Assistant Director: Planning be authorised to **APPROVE** the application 22/00868/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 7th November 2022 and 30th March 2023:

PL-02-02 (revision F) received 7th November 2022

PL-02-03 (revision D) received 7th November 2022

PL-02-04 (revision B) received 30th March 2023

PL-02-01 (revision H) received 30th March 2023

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

03. No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. The protective fencing and other protection measures set out in the Arboricultural Assessment and Tree Protection Plan received 4th January 2023 shall be erected and implemented in full prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

a) No mixing of cement or any other materials;

b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;

c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;

d) No soil/turf-stripping; raising or lowering of existing levels; excavation or

- alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) 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;
- h) 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

05. A photograph showing the erected protective fencing and other tree protection measures shown on the Tree Protection Plan received 4th January 2023 shall be submitted to the Local Planning Authority prior to the commencement of development. In order to ensure its appropriate monitoring and implementation, photographs shall thereafter be submitted at 4-week intervals 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]

06. No development shall commence until:

(i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and

(ii) a programme for the phasing and timing of works

have been submitted to and approved in writing by the Local Planning Authority.

Details of the site layout plan shall include: -

a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.

b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)

c) Soak-aways (where applicable)

d) Gas, electricity, telecom and cable television.

e) Lighting columns and all associated ducting for power supply.

f) Phasing and timing of works.

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

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

07. The new dwelling 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 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]

08. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above.

REASON: In the interests of amenity and road safety.

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

09. The new dwelling shall not be occupied until the associated vehicle parking for three cars has been surfaced and provided in accordance with the approved drawing PL-02-01 Revision H. The spaces shall thereafter be retained and 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]

10. Notwithstanding the "Cycle Storage" location shown on the approved plan, the new dwelling shall not be occupied until a scheme has been submitted to the Local Planning Authority for covered and secure cycle parking facilities with one secure, covered cycle parking space per bedroom within the property. The covered and secure cycle parking facilities shall be located to the front of the property and not obstructing parking or pedestrian access. The dwelling shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.

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

11. The new dwelling shall not be occupied until a scheme has been submitted to the Local Planning Authority for refuse storage for at least three bins with a sufficiently wide route that bins can be wheeled to the roadside for collection without obstructing parking or pedestrian access. The dwelling shall not be occupied until the approved scheme has been implemented. The refuse storage areas shall thereafter be retained.

REASON: In order that the dwelling is served with refuse storage and collection.

12. The new dwelling shall not 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 approved 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]

13. The development (including parking and driveways) 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]

14. No construction works shall take place until details showing the finished floor levels of the dwelling 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]

Should the applicant fail to complete the required S106 agreement by 15 September 2023, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons:

In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

9. **Application No 22/00898/FUL - 45 Forest End Road, Sandhurst**

Proposed erection of two storey front extension with enlarged dormer, rear single storey extension including garage conversion into habitable accommodation and loft conversion with rear dormer.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Sandhurst Town Council objecting to the proposal as detailed in the report.
- The 2 objections received as summarised in the agenda.
- That a site visit had taken place on 10 June 2023, with the following Councillors in attendance: Councillors Brown, Egglestone, Smith and Zahuruddin.

RESOLVED that the application be approved subject to the following conditions:

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans: GA.01, GA.02 and GA.05 received on 15/11/2022 and GA.03/08 and GA.04/08 received on 24/05/2023.

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing dwelling.

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

04. The protective fencing and other protection measures identified within the Arboricultural Assessment Report and Compliant Tree Survey, produced by Watts Consulting, dated December 2022, shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these 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]

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

Details shall include:-

- a) induction and personnel awareness of arboricultural matters;
- b) identification of key personnel and their responsibilities ;
- c) statement of delegated powers;
- d) timing of site visits and methodology of record keeping; and
- e) procedures for dealing with variations and incidents.

10. **Application No 22/00730/3 - South Road from Nine Mile Ride to West Road, Wokingham**

Proposed reconstruction of existing footway / cycleway plus creation of additional shared use footway / cycleway to connect to existing.

The Committee noted:

- That there were no objections from Bracknell Town Council.
- That one letter had been received supporting the improvement to cycle facilities.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 13.09.2022 and 02.05.2023:

5291-001/H

5291-002/A

5291-003

5291-201

Arboricultural Impact Assessment and BS5837 Tree Survey at South Road.

Stage 2 Road Safety Audit South Road - Shared footway/cycleway

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

03. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging development activities

b) identification of "biodiversity protection zones"

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c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)

d) the location and timing of sensitive works to avoid harm to biodiversity features

e) the times during development when specialist ecologists need to be present on site to oversee works

f) responsible persons and lines of communication

g) the role and responsibilities on site of an ecological clerk of works or similarly competent person

h) the use of protective fences, exclusion barriers and warning signs

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

04. 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 demonstrating the implementation of the approved measures shall be submitted within three months of practical completion of the works.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans with vertical calculation planes and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

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

06. The development hereby permitted shall not be begun until a detailed scheme of proposed tree planting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following comprehensive details of all trees to be planted: -

- a) Full planting specification.
- b) Positions of all proposed species.
- c) Comprehensive details of ground preparation.
- d) Staking/tying method/s.
- e) 5 year post planting maintenance schedule.

All tree-planting shall be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees which within a period of 5 years from the completion of all tree planting die, are removed, uprooted are significantly damaged, become diseased or malformed shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

07. The scheme shall be constructed in accordance with the approved drawings and Road Safety Audit including 'Designer Responses' and the following signage shall be provided:

- (a) A cycle warning sign (TSRGD diagram 950) marked on the carriageway within the crematorium approaching the exit gate to warn drivers of the presence of cyclists in accordance with drawing number 5291/001/H submitted 29 March 2023;
- (b) Pedestrian priority, 'Share with care' or similar signage where the cycleway

narrows to below 3.0 metres in width;
(c) Shared use signage (TSRGD diagram 956) along the route to make it clear to both pedestrians and cyclists that the route is shared;
(d) 'Slow' markings on the cycleway for northbound cyclists on the western side at the point where the footway/cycleway crosses South Road;
(e) Cycle warning signs (TSRGD diagram 950) facing West Road and the car park for the South Road allotments to warn drivers entering and leaving the parking area of the presence of cyclists; and
(f) Dropped kerbs with tactile paving where the cycleway is required to cross vehicular routes.

REASON: In the interests of highway safety.

[RELEVANT POLICIES: Core Strategy CS23, Local Plan M6]

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11. **Application No 23/00097/FUL - Acre House, 12 Broom Acres, Sandhurst
Proposed erection of part single storey part two storey front, side and rear extensions, single storey rear extension to include an annexe, following demolition of existing garage and utility room.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Sandhurst Town Council offered no objection.
- The letter of support received.
- That a site visit had taken place on 10 June 2023, with the following Councillors in attendance: Councillors Brown, Egglestone, Smith and Zahuruddin

RESOLVED that the application be **APPROVED** subject to the following conditions amended, added to or deleted as necessary:

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority on 18th May 2023 and 12th June 2023:

Drawing Nos.

110 received 18th May 2023

120 received 18th May 2023

140 received 18th May 2023

160 received 18th May 2023

130 received 12th June 2023.

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

03. The bricks, tiles and window frames to be used in the construction of the external surfaces of the extensions hereby permitted shall be of similar appearance to those of the existing building.

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

04. The proposed render used on the external surfaces of the extensions hereby permitted shall be Polar White Render (RAL 9012).

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

05. The new first floor window in the north-facing side elevation of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of an openable fanlight that is no less than 1.7m above the internal floor level of the room that the window serves.

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

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level and 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 Policy: BFBLP EN20]

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order with or without modification, the annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Acre House, 12 Broom Acres, and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would not provide sufficient off-road parking to comply with Council parking standards.
[Relevant Policy: BFBLP M9]

08. The extensions hereby permitted shall not be occupied until the access has been constructed in accordance with the approved plan with an access on either side of the front wall. The front wall shall not exceed the height of the existing wall and shall be in a similar style and materials as the existing wall. The access points shall thereafter be retained.

REASON: In the interests of highway safety and the free flow of traffic. [Relevant Policy - CSDPD CS23]

09. The extensions hereby permitted shall not be occupied until the associated vehicle parking has been surfaced with a porous and bound or bonded material (in accordance with the approved Site Plan) with a dropped-kerb serving each access either side of the wall. The three 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 and to reduce surface water run-off contributing to flood risk.
[Relevant Policies: BFBLP M9, CSDPD CS1, CS7 and CS23]

10. Surface runoff water from the new development may not be discharged into the highway or the sewer system.

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

[Relevant Policies: CSDPD CS1, BFBLP EN25]

ant Policies: CSDPD CS1, BFBLP EN25]

CHAIRMAN