

**PLANNING COMMITTEE  
14 DECEMBER 2023  
6:30PM – 8:45PM**



**Present:**

Councillors Brown (Chair), Barnard, Collings, Frewer, Karim, Penfold, Smith and Zahuruddin

**Present Virtually:**

Councillors Hayes MBE and McKenzie-Boyle

**Apologies for absence were received from:**

Councillors O'Regan and Egglestone

**39. Minutes**

An amendment to the minutes of item 37 on page 2 was agreed. The following text would be removed: "An amended recommendation was moved, seconded, and then carried which **RESOLVED** That the Assistant Director: Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:".

Furthermore the following text "Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:" would be removed and replaced with the following:

"An amended recommendation was moved, seconded, and then carried which **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 1990 relating to the following matters, and the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:"

Subject to the amendments it was **RESOLVED** that the minutes of the meeting held on 9 November 2023 be approved as a correct record.

**40. Declarations of Interest**

There were no declarations of interest.

**41. Urgent Items of Business**

There were no urgent items of business.

**42. 23-00278-FUL Highveld, Coronation Road, Ascot, Berkshire SL5 9LQ**

**Proposed erection of a building containing 6 No. flats (4 x 3 bed and 2 x 2 bed) with associated parking, bin store, cycle store, entrance gates and associated works following demolition of existing dwelling.**

The Committee Noted:

- The representations of Winkfield Parish Council as detailed in the report.
- The 28 objections received as outlined in the report.
- A petition with 35 signatures objecting to the proposal as outlined in the report.
- The supplementary report tabled at the meeting.
- The 4 additional objections from postal addresses that had not previously objected as outlined in the supplementary report.
- The further 3 additional letters of objection from postal addresses that had previously objected already.
- The Site visit that had taken place on 9 December with the following Councillors in attendance: Brown, Zahuruddin, Hayes, Penfold, Collings and Smith.
- The representations of the two public speakers at the meeting.
- The addition of an additional informative tabled at the meeting: "The applicant is advised that the landscaping scheme required by Condition 8 will be expected to preserve and reinforce the level of screening of adjoining properties that presently exists on the site."

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

- i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA; and
- ii. A requirement to enter into an agreement with the Highway Authority under Section 278 of the Highways Act 1980 for the formation of the widened access onto Coronation Road before occupation of any dwelling on the development;

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:  
  
Drawing no. A1/229/10 Rev B (proposed ground floor plan) received 30 August 2023  
  
Drawing no. A1/229/11 Rev C (proposed first floor plan) received 30 August 2023  
  
Drawing no. A1/229/12 Rev B (proposed second floor plan) received 30 August 2023  
  
Drawing no. A1/229/13 Rev C (proposed roof plan) received 30 August 2023

Drawing no. A1/229/14 Rev C (proposed site plan) received 30 October 2023

Drawing no. A1/229/15 Rev B received 30 August 2023

Drawing no. A1/229/16 Rev C (proposed bicycle/bin store) received 30 October 2023

Drawing no. A1/229/18 Rev D (proposed landscaping) received 30 October 2023

Drawing no. A1/229/19 Rev C (proposed entrance gates) received 30 October 2023

Drawing no. A1/229/20 Rev C (proposed site plan comparison) received 30 October 2023

Drawing no. A1/229/21 (proposed bat boxes) received 2 October 2023

Vivara bat box midi received 2 October 2023

Vivara build in bat tube received 2 October 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 undertaken in accordance with the approved plans/information:

Brickwork -Wienerberger Renaissance Multi Brickwork.

Roof tiles - Spanish Slate.

Windows - Georgian style white UPVC sash windows.

Window sills, surrounds and heads, porticos and balustrades - Portland Cast Stone.

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

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

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

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

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

05. The windows shown on the approved drawings as having obscured glazing shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed shut to a height of 1.7m from floor level.

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, no additional windows, similar openings or enlargement thereof shall be constructed at first floor level and

above in the side elevations of the building hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. The 6no. rooflights (3 on each side facing roofslope) or any replacement in the side facing roof slopes of the proposed development shall at all times be not less than 1.7 metres above internal floor level.  
REASON: To prevent the overlooking of neighbouring properties.  
[Relevant Policies: BFBLP EN20]
08. The development hereby permitted shall not be occupied until details of hard and soft landscaping have 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. 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 purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose.  
REASON: In the interests of good landscape design and the visual amenity of the area.  
[Relevant Policies, BFBLP EN2 and EN20, CSDPD CS7]
09. The development hereby permitted shall not be occupied until details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the occupation of any of the flats approved in this permission.  
REASON: In the interests of the visual amenities of the area and in the interests of biodiversity.  
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS1, CS7]
10. 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]
11. The development hereby permitted shall not be occupied until the widened means of vehicular access has been constructed in accordance with the approved plans and construction details which have been submitted to and

approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The development hereby permitted shall not be occupied until the associated vehicle parking for 13 (thirteen) cars with associated turning space has been surfaced and marked out in the locations shown on the approved plans within the development. Notwithstanding the parking space allocation shown on the approved plans, parking spaces shall be allocated and provided with electric vehicle charging points as follows:

(a) One space allocated to each apartment (six allocated spaces total) with each allocated space enabled with an electric vehicle charging point with an output of at least 7kW per space;

(b) One unallocated space per apartment (six unallocated spaces total) with each unallocated space enabled with ducting and cabling to provide electric vehicle charging in future if required; and

(c) One signed visitor space enabled with an electric vehicle charging point with an output of at least 7kW.

There shall be no restrictions on the use of the unallocated car parking spaces described in (b) above for the occupiers of, or visitors to, any of the apartments hereby permitted. The visitor space described in (c) above shall be retained for the use of visitors to any of the apartments hereby permitted and not used for residents parking. The spaces and turning areas 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 and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

[Relevant Policies: BFBLP M9, CSDPD CS23]

13. The development hereby permitted shall not be occupied until at least 16 (one per bedroom) secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans. 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, CSDPD CS23]

14. The development hereby permitted shall not be occupied until on-site refuse storage has been provided in accordance with the approved plans and shall thereafter be retained.

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

[Relevant Policy: Relevant Policy: CSDPD CS13]

15. The development (including demolition and site clearance) hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

(a) Parking of vehicles of site personnel, operatives and visitors

(b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in constructing the development

(d) Wheel cleaning facilities

(e) Temporary portacabins and welfare for site operatives

(f) Swept path plans demonstrating that the largest anticipated construction vehicle can arrive in a forward gear, turn around on site and depart in a

forward gear onto the adopted highway 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 (f) above.  
REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20, 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]

17. The development hereby permitted shall not be begun (including initial site clearance) until a detailed scheme for the protection of existing trees 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 all construction 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) Accurately plotted minimum 'Root Protection Areas' of retained trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision),
- c) All existing and retained soft landscaping areas located within the Minimum Root Protection Areas, clearly/ accurately plotted and annotated to be retained/ unaltered.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a fixed fully braced metal framework, constructed as a minimum in accordance with Section 6, 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.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s 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.
- g) Annotated minimum distances between protective barriers and trunks of retained trees and/or proximity to existing structures at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

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]

18. The protective fencing and other protection measures specified by condition 17 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 the correct approved structure/s, maintained fully intact and (in the case of the fencing/ barriers) 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]

19. The development hereby permitted shall not be begun (including initial site clearance) until a detailed site-specific programme of supervision/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 by the applicants appointed project arboriculturalist.
  - b) Clear Identification of individual responsibilities and key personnel.
  - c) Statement of delegated powers.
  - d) Timing and methods of site visiting and record keeping. To include routine site visits at maximum 4 week intervals
  - e) Procedures for dealing with variations and incidents.
- The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the local Authority following each visit.
- 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]

20. The development hereby permitted shall not be begun 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.

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

21. The development hereby permitted shall not be begun (including site clearance and demolition) until a wildlife protection scheme for construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- i) an appropriate scale plan showing where construction activities are restricted;
  - ii) details of protective measures to avoid impacts during construction;
  - iii) a timetable to show phasing of construction activities; and
  - iv) details of persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The wildlife protection scheme shall be implemented and maintained in accordance with approved details during the duration of operational work.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

22. The development hereby permitted shall be undertaken in accordance with the recommendations made in the 'Bat Emergence and Re-entry Surveys' report (Arbtech, 2/10/23) and shown on drawing no. A1/229/21 - Proposed Bat Boxes' (Coba Design, 2 October 2023) unless varied by a European Protected Species license subsequently issued by Natural England. In the interests of securing the maximum benefit for biodiversity any variation of the agreed mitigation required by Natural England must not result in the reduction in the quality or quantity of mitigation/compensation provided. Agreed features for roosting bats shall be permanently installed in accordance with the approved details.

REASON: To safeguard protected species in accordance with the NPPF.

[Relevant Plans and Policies: CSDPD CS1, CS7]

23. Notwithstanding the provisions of the Town and Country Planning (General and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in



a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

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

**In the event of the S106 agreement not being completed by 30 April 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application on the grounds of:**

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 5 Bracknell Forest Council Planning Committee 14th December 2023 Page 4 of 5 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)

In the absence of a planning obligation to enter into an agreement with the Highway Authority under Section 278 of the Highways Act 1980 for the formation of the widened access onto Coronation Road, the proposal would be contrary to Policy CS23 of the Core Strategy Development Plan Document.

43. **23-00392-OUT Land Adj The Russets, Hancombe Road, Sandhurst, Berkshire GU47 8NP**

**Outline application (with details of access, appearance, layout and scale) for the erection of a four bedroom detached dwelling with garage, parking and rear garden following demolition of existing garage.**

The Committee Noted

- The objections of Sandhurst Town Council as detailed in the report.
- The 16 objections received as outlined in the report.
- The supplementary report tabled at the meeting.
- The Site visit that had taken place on 9 December with the following Councillors in attendance: Brown, Zahuruddin, Hayes, Penfold, Collings and Smith.
- The representations of the two public speakers at the meeting.

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

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

the Assistant Director: Planning be authorised to **APPROVE** the application 23/00392/OUT subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. Application for approval of the details of the landscaping of the development (hereinafter called "the reserved matters") shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The plans and particulars in relation to the Reserved Matters 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
02. 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.
03. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 10 July 2023, 1st September 2023, 29th September 2023, 27<sup>th</sup> November 2023 and 11<sup>th</sup> December:  
  
702-23-Outline-Prop-02Rev D received 11th December 2023  
702-23-Outline-Prop-02Rev E received 11th December 2023  
  
702-23-Outline-Prop-06 received 27th November 2023  
  
702-23-Outline-Prop-05 received 29th September 2023  
  
702-23-Outline-Prop-03RB received 1st September 2023  
702-23-Outline-Prop-04RB received 1st September 2023  
702-23-Outline-Prop-Location (Location Plan only) received 10 July 2023.  
  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
04. No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The 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]

05. 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]

06. 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]

07. The development shall not be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23].

08. The garage accommodation shall be retained for the use of the parking of vehicles at all times with the space allocated as follows:
- (a) An area 3.5 metres wide by 6.0 metres long (measured back from the vehicle door) shall be retained for the parking of a car at all times
  - (b) An area to the rear of that set out in (a) above shall be retained for the storage of at least four bicycles.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met to reduce the likelihood of on-street parking which would be a danger to other road users and would hinder the movement of vehicles along Hancombe Road  
[Relevant Policy: BFBLP M9]

09. No development shall take place until a scheme for the disposal of surface water drainage that can be maintained for the lifetime of the development have been submitted to and agreed in writing by the Local Planning Authority. Information required to be submitted to satisfy this condition includes: a) The existing drainage arrangements of the site including discharge location and rate where appropriate; b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; c) 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; d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and e) Mitigation measures for managing surface water flood risk within the site. REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

10. 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.  
The approved scheme shall be performed, observed and complied with.  
REASON: In the interests of nature conservation  
[Relevant Plans and Policies: CSDPD CS1, CS7]
11. 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]

**Should the applicant fail to complete the required S106 agreement by 30 April 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reason:**

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).

44. **22-00504-FUL Fines Bayliwick House Hotel, London Road, Binfield, Bracknell, Berkshire RG42 4AB**

**The conversion and erection of extensions to Fines Bayliwick Hotel to provide 11no. 2 bedroom apartments following the demolition of extensions to the building. [This application constitutes a resubmission of refused planning application 21/00460/FUL].**

The Committee noted:

- The 8 objections received as outlined in the report.
- The Site visit that had taken place on 9 December with the following Councillors in attendance: Brown, Zahuruddin, Hayes, Penfold and Collings.
- The supplementary report tabled at the meeting.

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

- i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA
- ii. SuDS Obligations and Monitoring Fee (TBC)
- iii. Community Facilities Contribution
- iv. Open Space of Public Value Contribution

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 14.06.2022 and 06.12.2023:

NATH-006 REV B  
NATH-005  
NATH-003  
NATH-002  
NATH-001  
2303063-03  
100020449

Arboricultural Survey and Impact Assessment , Fines Bayliwick House Hotel, Bracknell, April 2022

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

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

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

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

04. No unit shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

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

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

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

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

06. No unit shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing.  
REASON: In order to ensure bicycle facilities are provided.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
07. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors
  - (b) Loading and unloading of plant and vehicles
  - (c) Storage of plant and materials used in constructing the development
  - (d) Wheel cleaning facilities
  - (e) Temporary portacabins and welfare for site operatives
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e) above without the prior written permission of the Local Planning Authority.  
REASON: In the interests of amenity and road safety.
08. No development shall take place until full details of the Drainage System has been submitted to and approved in writing by the Local Planning Authority. This shall include:
- i) Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
  - ii) Calculations demonstrating the drainage design can accommodate the design rainfall using FEH rainfall data
  - iii) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.
  - iv) Where offsite discharge into public sewers is proposed, Thames Water consent to discharge at proposed discharge rate.
- The development shall be carried out in accordance with the approved details.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.
09. No development shall commence until details of how the surface water drainage system (inclusive of flood mitigation measures) 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.

10. Prior to practical completion of any unit 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, and cover systems.  
Reason: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

11. No unit hereby permitted shall be occupied until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

12. No development (including initial site clearance) shall commence until a programme of supervision/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 individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the local Authority following each visit. 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]

13. The development hereby permitted shall not be begun until:  
(i) a site layout plan 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 and cabling for EV charging.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

The development shall be carried out in accordance with the approved site layout plan 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.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

14. The development hereby permitted shall not be begun until:
- (i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development
  - (ii) a programme and method of implementation.

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

The details in respect of (i) shall include:

- a) Existing and proposed finished levels.
- b) Any proposed soil level re-grading in relation to existing retained trees, hedges, and other vegetation.
- c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation.

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

REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

15. No development hereby permitted shall be begun until a site specific method statement (Method Statement) for the removal of all existing hard surfaced areas and structures of any other description, located within the minimum Root Protection Areas (RPAs) of trees to be retained, has been submitted to and approved in writing by the Local Planning Authority. Details shall include:-

- A) A site plan identifying all areas where such work is to be undertaken.
  - b) Reinstatement to soft landscape area including proposed ground de-compaction works.
  - c) Timing and phasing of works.
- The approved Method Statement shall be observed, performed and complied with.

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

16. No development shall commence until a detailed site specific construction method statement (Construction Method Statement) for all hard surfaced areas of any description to include a Root Bridge construction system within the minimum root protection areas of retained trees calculated in accordance



with British Standard 5837:2012 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation and arboricultural supervision.

The Construction Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the units. The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

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

17. The protective fencing and other protection measures specified in the Arboricultural Survey and Impact Assessment 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]

18. The development hereby permitted shall not be begun until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -
- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
  - b) Details of semi mature tree planting.
  - c) Comprehensive 5 year post planting maintenance schedule.
  - d) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
  - e) Means of enclosure (walls and fences etc)
  - f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods,

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.

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

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

19. 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]

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

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

(b) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

has been submitted to and approved in writing by the Local Planning Authority. The building 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]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

**In the event of the s106 agreement not being completed by 31<sup>st</sup> March 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons:**

01. The occupants of the development would put extra recreational pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impact 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).

45. **23-00514-3 Street Record, Holland Pines, Bracknell, Berkshire**

**Conversion of grass amenity land into 6 residential parking spaces.**

The Committee noted:

- The comments of Bracknell Town Council as outlined in the report.

**RESOLVED** 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 and documents received by the Local Planning Authority on 30.11.2023:

Location Plan and Construction Layout Plan - 4817-407

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

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

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

4. The tree protection measures shown on the approved plans shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
  - a) No mixing of cement or any other materials.
  - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
  - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
  - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
  - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
  - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

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

**CHAIR**