

## Notice of Meeting

### Planning Committee

Councillor Brown (Chair),  
Councillor O'Regan (Vice-Chair),  
Councillors Barnard, Collings, Egglestone, Frewer, Hayes MBE,  
Karim, McKenzie-Boyle, Smith and Zahuruddin

**Thursday 14 December 2023, 6.30 pm**  
**Council Chamber - Time Square, Market Street, Bracknell, RG12 1JD**



### Agenda

*All councillors at this meeting have adopted the Mayor's Charter which fosters constructive and respectful debate.*

Item	Description	Page
1.	<b>Apologies for Absence</b>	
	To receive apologies for absence.	
2.	<b>Minutes</b>	3 - 24
	To approve as a correct record the minutes of the meeting of the Committee held on 9 November 2023.	
3.	<b>Declarations of Interest</b>	
	<p>Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.</p> <p>Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Democratic Services Officer in attendance that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.</p> <p>Any Member with an Affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Monitoring Officer should be notified of the interest, if not previously notified of it, within 28 days of the meeting.</p>	
4.	<b>Urgent Items of Business</b>	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

### Planning Applications

(Assistant Director: Planning)

### **EMERGENCY EVACUATION INSTRUCTIONS**

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

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

5.	<b>PS 23-00278-FUL Highveld, Coronation Road, Ascot, Berkshire SL5 9LQ</b>	29 - 50
	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.	
6.	<b>PS 23-00392-OUT Land Adj The Russets, Hancombe Road, Sandhurst, Berkshire GU47 8NP</b>	51 - 64
	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.	
7.	<b>22-00504-FUL Fines Bayliwick House Hotel, London Road, Binfield, Bracknell, Berkshire RG42 4AB</b>	65 - 82
	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].	
8.	<b>23-00514-3 Street Record, Holland Pines, Bracknell, Berkshire</b>	83 - 90
	Conversion of grass amenity land into 6 residential parking spaces.	

Sound recording, photographing, filming and use of social media is permitted. Please contact Jamie Beardsmore, 01344 352500, [Jamie.Beardsmore@bracknell-forest.gov.uk](mailto:Jamie.Beardsmore@bracknell-forest.gov.uk), so that any special arrangements can be made.

Published: 5 December 2023

#### **EMERGENCY EVACUATION INSTRUCTIONS**

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



**PLANNING COMMITTEE  
9 NOVEMBER 2023  
6.30 - 10.53 PM**

**Present:**

Councillors Brown (Chair), O'Regan (Vice-Chair), Collings, Egglestone, Frewer, Hayes MBE, McKenzie-Boyle, Penfold, Smith and Zahuruddin

**Present Virtually:**

Councillor Barnard

**Apologies for absence were received from:**

Councillors Karim

**Visiting Member:**

Councillor Harrison

34. **Minutes**

**RESOLVED** that the minutes of the meeting held on 12 October 2023 be approved as a correct record.

35. **Declarations of Interest**

There were no declarations of interest.

36. **Urgent Items of Business**

There were no urgent items of business.

37. **PS 21/00592/FUL Land South Of Forest Road Newell Green Warfield Bracknell Berkshire**

**Demolition of existing buildings and erection of 43 dwellings, associated landscaping and parking, with access from Forest Road and Crozier Lane**

The Committee noted:

- The two Supplementary reports tabled at the meeting
- The representations of Warfield Parish Council as detailed in the report
- The 28 objections received as outlined in the report.
- The 2 additional representations received as outlined in the Supplementary report.
- The Site visit that had taken place on 4 November with the following Councillors in attendance: Brown, Barnard, Collings, Egglestone, Hayes, O'Regan, Penfold, Smith and Zahuruddin
- The representations of the two public speakers at the meeting
- The representations from visiting member Councillor Harrison

Councillor Collings requested to be notified of the application being submitted to discharge condition 35, in order to notify residents and ensure they are able to comment on the process.

Following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

- Measures to avoid and mitigate the impact of the residential development upon the Thames Basin Heaths SPA.
- Affordable Housing: A minimum of 21% (9 dwellings) in accordance with table in section 9.xi.
- Requirement to enter into s278 and s38 agreements for construction of access roads, footways, cycleways and subsequent adoption.
- Highways provisions for Private Access and Footways (PAF) and maintenance.
- Provision and maintenance of on-site open space.
- Contribution towards off-site open space, towards, e.g. Warfield Memorial Ground or Priory Field.
- On-site Biodiversity Net Gain maintenance obligations and monitoring fee.
- Contribution towards off-site BNG units.
- SuDS maintenance obligations and monitoring fee.
- Residential Travel Plan measures.
- Contribution towards Harvest Ride accessibility improvements.
- Contribution towards Newell Green crossing.
- Contribution towards Avery Lane access improvements.
- Contribution towards the Warfield Community Hub.
- Contribution towards off-site drainage improvement works.
- S106 Obligation monitoring fees.

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:

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:-

- Location Plan – LP.01 Rev B
- Coloured Site Layout – CSL.01 Rev Z13
- Dwellings Materials Layout – ML.01 Rev L
- Boundary Treatment Plan – BTP.01 Rev M
- Apartment Floor Plans Sheet (1 of 2) – FB-A.p1 Rev L

- Apartment Floor Plans and Roof Plan (Sheet 2 of 2) – FP-A.p2 Rev K
- Apartment Block A Elevations – FB-A.e Rev L
- Car Port (Single) – CP.01 Rev D
- Car Port (Twin) – CP.02 Rev D
- Amberley Floor Plans - HT.AMB.p Rev E
- Amberley Elevations – HT.AMB.e Rev G
- Canterbury Floor Plans – HT.CANT.p Rev D
- Canterbury Elevations – HT.CANT.e Rev D
- Hampstead Floor Plans – HT.HAMP.P Rev E
- Hampstead Elevations – HT.HAMP.e Rev E
- Leamington Lifestyle Floor Plans – HT.LEAMQ.p Rev E
- Leamington Lifestyle Elevations – Brick Option – HT.LEAMQ.e1 Rev D
- Leamington Lifestyle Elevations – Render Option – HT.LEAMQ.e2 Rev D
- Harrogate Elevations – Brick Option – REDR201013 HT.HARR.e1 Rev D
- Harrogate Elevations – Render Option – REDR201013 HT.HARR.e2 Rev D
- Harrogate Floor Plans – REDR201013 HT.HARR.p Rev D
- Henley Floor Plans – HT.HEN:.p Rev C
- Henley Elevations – HT.HENL.e Rev D
- Highgate Floor Plans – HT.HIGH.p Rev D
- Highgate Elevations – Brick Option – HT.HIGH.e1 Rev D
- Highgate Elevations – Render Option – HT.HIGH.e2 Rev D
- Stratford Floor Plans – HT.STRAT.p Rev E
- Stratford Elevations – Brick Option – HT.STRAT.e1 Rev D
- Stratford Elevations – Render Option – HT.STRAT.e2 Rev E
- Shaftesbury Floor Plans – HT.SHAF.P Rev C
- Shaftesbury Elevations – Render Option – HT.SHAF.e1 Rev D
- Shaftesbury Elevations – Render Option with Chimney – HT.SHAF.e2 Rev D
- Oxford Lifestyle Floor Plans – HT.OCFOQ.p Rev E
- Oxford Lifestyle Elevations – HT.OXFOQ.e Rev E
- Letchworth Floor Plans – HT.LETC.p Rev E
- Letchworth Elevations – HT.LETC.e1 Rev E
- Letchworth Elevations – HT.LETC.e2 Rev E
- Warwick Floor Plans – HT.WARW.p Rev F
- Warwick Elevations – HT.WARW.e Rev F
- Warwick Corner Floor Plans – HT.WARW-CNR.p Rev D
- Warwick Corner Elevations – HT.WARW-CNR.e Rev E
- Plots 34-37 Floor Plans – P34-37.p Rev D
- Plots 34-37 Elevations – P34-37.e Rev D
- Fairford Elevations – HT.FAIR.e Rev A
- Fairford Floor Plans – HT.FAIR.p Rev A
- Flood Risk Assessment & Drainage Strategy – June 2023 [Issue 5]
- Pluvial Modelling Study Update Technical Note – October 2023 [Issue 3]
- Engineering Layout (Sheet 1 of 3) - 7734/02/01 Rev L
- Engineering Layout (Sheet 2 of 3) - 7736/02/02 Rev F
- Engineering Layout (Sheet 3 of 3) - 7736/02/03 Rev H
- Soft Landscape Proposals – RED23091 11 L Sheet 1 of 3
- Soft Landscape Proposals – RED23091 11 L Sheet 2 of 3
- Soft Landscape Proposals – RED23091 11 L Sheet 3 of 3
- Hard Landscape Proposals – RED23091 12 I Sheet 1 of 3

- Hard Landscape Proposals – RED23091 12 I Sheet 2 of 3
- Hard Landscape Proposals – RED23091 12 I Sheet 3 of 3
- Soft Landscape Specification - RED23091 - Spec Rev A
- Landscape Management and Maintenance Plan – RED23091 – Man Rev A
- BNG Metric – Rev E
- Ecological Impact Assessment – Rev G
- Phasing Plan – WAR.PL.100 – September 2023

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

### Design

3. No superstructure works shall be carried out 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 and in order to safeguard the special architectural and historic interest of the Listed Buildings and locally listed buildings.

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

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

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

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

5. 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 shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted other than as shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

6. All boundary walls, fences and other means of enclosure shall be erected in accordance with the approved drawings. The approved details shall be erected prior to the occupation of the relevant dwelling and shall be retained thereafter in accordance with the approved details. Any repair or replacement of the boundary treatment shall be as a like for like replacement.

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

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

7. The following windows:-
  - Plot 18: ground floor east facing

hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent).

REASON: To safeguard the amenities of adjoining properties.

[Relevant Policies: BFBLP EN20]

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargement, addition, improvement or other alteration permitted by Classes A, B and C of Part 1 of the Second Schedule of the 2015 Order shall be carried out to Plot 18 hereby permitted.

REASONS: To safeguard the character of the area and the amenity of adjoining properties.

[Relevant Policies: BFBLP EN20]

### Trees

9. No development (including site clearance) shall be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a. a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision) showing:
  - i. Spot levels at the base of trees and throughout the site at an interval appropriate to meet design requirement, recorded as a grid and interpolated as contour, ensuring that any abrupt changes, embankments, ditch inverts and retaining features are recorded; and
  - ii. The position of all trees within the site with a stem diameter of 75 mm. or more, measured at 1.5 metres above highest adjacent ground level; and
  - iii. The position of trees with an estimated stem diameter of 75 mm. or more that overhang the site or are located beyond the site boundaries within a distance of up to 12 times their estimated stem diameter; and
  - iv. For individual trees, the crown spread taken at four cardinal points; for woodlands or substantial tree group, the overall extent of the canopy; and
  - v. The extent, basal ground levels and height of shrub masses, hedges, hedgerows and stumps; and
  - vi. Other relevant landscape features and artefacts, such as streams, buildings and other structures, trenching scars near to trees; also any overhead and underground utility apparatus, including drainage runs with manholes and invert levels; and
  - vii. Hard surfaced areas of any description; and
  - viii. Existing boundary treatment and means of enclosure.
- b. Detailed works schedule for any trees, hedgerows or shrubbery shown.
- c. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site.

REASON: In order to assess the impact of the development upon existing vegetation, landform and other site landscape features.

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

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

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

Arboricultural site monitoring – note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturalist (appointed by the landowners), at maximum 4 week intervals for the duration of all works on site to ensure full compliance with the approved tree protection and monitoring scheme. Copy of the signed report to be forwarded to the Local Authority following each site visit.

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.



11. The protective fencing and other protection measures specified by condition 10 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.
  - 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.

12. No development shall commence until a detailed site-specific construction design and installation method statement for the proposed paths located within the accurately calculated minimum Root Protection Area of retained Oak trees - survey ref. T7 (TPO 1207) & T13, 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. Design specific implementation method statement including program of arboricultural supervision.

The construction and installation method statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision. 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]

13. No development shall take place until:

- i. details of all proposed alterations to the ground levels, including excavation works on site, within 5 metres of and including 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. Details 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, and
  - d. Clearance/ culverting of existing ditches or works related to the creation of new balancing ponds/ basins as approved.
- ii. a programme and method of implementation 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 safeguarding the long-term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

#### Landscaping

14. No dwelling hereby approved shall be occupied until hard and soft landscaping works have been completed in full accordance with approved plans, and thereafter maintained in accordance with the approved management and maintenance plan.

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 (1<sup>st</sup> October to 31<sup>st</sup> 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]

15. No retained tree, hedgerow or group of shrubs specified as to be retained on the approved drawings shall be cut down, uprooted or destroyed.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans which die, are removed or irreparably damaged during the course of the development, or within a period of 5 years of the completion of the development,

shall be replaced with another tree, hedgerow or group of shrubs of the same species and size as that originally on 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]

## Energy

16. No structure hereby permitted shall be built above ground level until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and 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]

17. The development hereby permitted shall be implemented in accordance with the submitted Energy Demand Assessment and the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Demand Assessment.

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

[Relevant Policy: Core Strategy DPD CS12]

## Transport

18. No dwelling in Phase 2 (reference the approved Phasing Plan) of the site hereby permitted shall be occupied until the following access works along Forest Road have been carried out, as indicatively shown on the submitted Site Layout Plan:
- a. access to the site;
  - b. cycleway improvements towards the Three Legged Cross;
  - c. footpath improvements across the site, including widening to 2m, to tie into the Forest Road footpath connection provided from near Plot 18; and
  - d. street lighting at main access only.

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

[Relevant Policies: BSP T1, BFBLP M6, Core Strategy DPD CS23]

19. No more than 50% of dwellings to be completed in Phase 1 (reference the approved Phasing Plan) before the pedestrian link to Forest Road east of Plots 13 & 18 is constructed and publicly accessible.

REASON: In the interests of facilitating access for pedestrians.

[Relevant Policies: BSP T1, BFBLP M6, Core Strategy DPD CS23]

20. The greenway link in Phase 2 is to be constructed and be publicly accessible prior to 50% of dwelling completions in Phase 2, or before the greenway link in Phase 1 has been constructed and is publicly accessible, whichever is sooner.

REASON: In the interests of facilitating access for cyclists and pedestrians.

[Relevant Policies: BSP T1, BFBLP M6, Core Strategy DPD CS23]

21. The greenway link in Phase 1 and footpath connecting to the existing path west of Tree T7 is to be constructed and be publicly accessible prior to 50% of dwelling completions in Phase 1, or before the greenway link in Phase 2 has been constructed and is publicly accessible, whichever is sooner.  
REASON: In the interests of facilitating access for cyclists and pedestrians.  
[Relevant Policies: BSP T1, BFBLP M6, Core Strategy DPD CS23]
22. The greenway link shall not be publicly accessible before details for the fire engine access opposite Plot 23, including grasscrete and bollards, has been submitted and approved by the Local Planning Authority and provided and retained in accordance with the approved plans.  
REASON: In the interests of amenity and highway safety.  
[Relevant Policies: BSP T1, Core Strategy DPD CS23]
23. No dwelling shall be occupied until that part of the access road which provides access to it, along with adjacent margins and street lighting, has been constructed in accordance with details to be submitted and approved by the Local Planning Authority.  
REASON: In the interests of highway safety.  
[Relevant Policies: BSP T1, Core Strategy DPD CS23]
24. The car parking for the development hereby permitted shall not be brought into use until the following details have been submitted to and approved in writing by the Local Planning Authority:
- a. surface materials and markings;
  - b. location and design of any lighting;
  - c. pedestrian routes within car parking areas;
  - d. the location of level car parking spaces for people with disabilities including details of marking out and signage;
  - e. the location of visitor car parking spaces including details of marking out and signage; and
  - f. location of electric charging points.
- Thereafter the parking areas shall be maintained in accordance with the approved scheme and be retained and kept available for parking at all times. There shall be no restrictions on the use of the car parking spaces shown as visitor parking for the occupiers of, or visitors to, any of the dwellings hereby permitted.  
REASON: In the interests of accessibility and to ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
25. No dwelling shall be occupied until the associated vehicle parking has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

26. The garages hereby permitted shall be retained for the use of the parking of motor vehicles at all times.  
REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
27. The car ports hereby approved shall be retained for the use of the parking of motor vehicles at all times and, notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made, and no gate or door shall be erected to the front.  
REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
28. No dwelling shall be occupied until a scheme for secure and covered cycle parking spaces has been submitted and approved by the Local Planning Authority and provided in accordance with the approved plans. The cycle parking facilities shall thereafter be retained.  
REASON: In the interests of accessibility of the development to cyclists.  
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
29. No building hereby permitted shall be occupied until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details. The land within the visibility splays, shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]
30. No dwelling(s) shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the relevant driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]
31. Notwithstanding landscaping details shown on the 'Soft Landscape Proposals – RED23091 11 L Sheet 1 of 3' plan, landscaping across the site frontage with Forest Road is to be adjusted where necessary, as part of the Section 278 agreement, so as not to obstruct visibility splays for properties on Forest Road.  
REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

32. The gradient of private drives shall not exceed 1 in 12.  
REASON: To ensure that adequate access to parking spaces and garages is provided.

[Relevant Policies: Core Strategy DPD CS23]

33. No gates shall be provided on any vehicular route within the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

#### Bins

34. No dwelling hereby permitted shall be occupied until bin storage and/or bin collection points serving it has been provided in accordance with the approved details. The bin storage and bin collection points shall thereafter be retained.  
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

[Relevant Policies: BWLP WLP6 and WLP9]

#### Drainage / Flood risk

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

- i. 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;
- ii. detail to demonstrate that culverts are designed so that wildlife does not become trapped and are able to move between ponds and ditches. The design should avoid steep drops that could trap species such as newts; and
- iii. further details of the proposals for the proposed mitigation measures for managing surface water flood risk within the site, to include exploration of all reasonable options to maximise the capacity of the proposed drainage ditches.

The approved details shall thereafter be complied with.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy in the light of the current condition of the site and adjoining areas, and considering future climate change.

36. No development shall commence until details of how the surface water drainage system (inclusive of flood mitigation measures) and overland flow routes 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. Such

details should also include confirmation of the inspection regime and the carrying out of necessary maintenance works by the management company of drainage systems and overland flow routes through privately owned property. The approved details shall thereafter be complied with.

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.

37. No dwelling shall be occupied until the sustainable drainage scheme for this site has been completed in accordance with the submitted details. The sustainable drainage scheme and overland flow routes 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.

38. Prior to occupation of any property in each phase a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, cover systems, etc.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

39. No dwelling shall be occupied until evidence of legal covenants associated with the deeds of properties relating to any aspects of a drainage system(s) and overland flow routes that passes through privately owned property but serves multiple properties is submitted to the Local Planning Authority. Such evidence should include allowing the management company access on to privately owned property on an annual basis, and as and when required, to inspect drainage systems and overland flow routes, and the right to carry out any necessary maintenance works in accordance with the management and maintenance plan.  
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.

40. The development shall be carried out in accordance with the submitted flood risk assessment (FRA by Cole Easdon Consultants dated June 2023) and the following mitigation measure it details:

- Finished floor levels shall be set no lower than 600mm above the 1%+35%CC flood level as shown in Drawing No 7736.501 dated March 2021

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants.

## Construction management

41. No demolition or construction work shall take place on any Phase or Sub-phase outside the hours of 08:00hrs and 18:00hrs Monday to Friday; 08:00hrs and 13:00hrs on Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: SEP NRM10, BFBLP EN25]

42. No development including demolition and site clearance shall commence until a detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include as a minimum:

- i. Location of the access for demolition and construction vehicles;
- ii. Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- iii. Details of the parking of vehicles of site operatives and visitors;
- iv. Areas for loading and unloading of plant and materials;
- v. Areas for the storage of plant and materials used in constructing the development;
- vi. Location of any temporary portacabins and welfare buildings for site operatives;
- vii. Details of any security hoarding;
- viii. Details of any external lighting of the site;
- ix. Details of the method of piling for foundations;
- x. Measures to control the emission of dust, dirt, odour and other effluvia;
- xi. Measures to control noise (including noise from any piling and permitted working hours);
- xii. Measures to control rats and other vermin (particularly during site clearance);
- xiii. Measures to control surface water run-off during demolition and construction;
- xiv. Measures to control noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site;
- xv. Measures to prevent ground and water pollution from contaminants on-site;
- xvi. Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- xvii. Details of wheel-washing facilities during both demolition and construction phases;
- xviii. Measures to minimise, re-use and re-cycle materials and waste arising from demolition;
- xix. Measures to minimise the pollution potential of unavoidable waste;
- xx. Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- xxi. Details of measures to mitigate the impact of demolition and construction activities on ecology, which should cover:
  - a. risk assessment of potentially damaging development activities.
  - b. identification of "biodiversity protection zones".



- 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.
- xxii. Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority. The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases.

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

### Biodiversity

43. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the practical completion of the development. The content of the LEMP shall include the following:
- a. A final plan showing the type, quantity and location of biodiversity units to be delivered on site using UKHabs types. The plan should be substantially in accordance with the 'Biodiversity Net Gain Plan – Proposed Habitats and Hedges' (Drawing no. RED23091\_BNG\_REVE) and 'Biodiversity Net Gain Plan – Proposed Rivers and Streams' (Drawing no. RED23091\_BNG\_River\_REVB) - Appendix 14 and 15 within the Ecological Impact Assessment Rev G (ACD Environmental, 12/06/2023) - as already submitted;
  - b. A final Biodiversity Metric showing the calculations for the type, quantity and condition of habitats. The metric should be substantially in accordance with the Biodiversity Metric as already submitted;
  - c. Ecological trends and constraints on site that might influence management;
  - d. Aims and objectives of management including biodiversity net gain target habitat types and condition;
  - e. Appropriate management options for achieving aims and objectives;
  - f. Prescriptions for management actions;
  - g. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
  - h. Details of the body or organization responsible for implementation of the plan; and
  - i. On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set

out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the predicted biodiversity net gain of the originally approved scheme as shown in the biodiversity metric.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

44. The development hereby permitted shall be carried out in accordance with the mitigation measures specified in the submitted Ecological Impact Assessment (12th August 2020), which shall thereafter be retained in accordance with the approved details. An ecological site inspection report confirming use/installation of the approved measures shall be submitted prior to practical completion of any dwelling hereby approved.

REASON: In the interests of nature conservation.

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

45. The development hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting, including details of lighting units and levels of illumination. No lighting other than domestic security or garden lighting installed in individual dwellings shall be provided at the site other than in accordance with the approved details. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the character of the area, biodiversity and safety of pedestrians.

[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS1 and CS7]

46. No site clearance shall take place during the main bird-nesting period of 1<sup>st</sup> March to 31<sup>st</sup> August inclusive, unless in accordance with a scheme to minimise the impact on nesting birds which has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: BFBLP EN3, Core Strategy DPD CS1, CS7]

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

REASON: To ensure the status of reptiles and bats on site has not changed since the last survey.

48. No development shall commence above ground level until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and

approved in writing by the local planning authority. An ecological site inspection report shall be submitted within three months of the first occupation.

The development shall be implemented in accordance with the scheme.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

49. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a. identify those area/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
  - b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans with vertical calculation planes and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

#### Contamination

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

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
  - a. human health,
  - b. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - c. adjoining land,
  - d. groundwaters and surface waters,
  - e. ecological systems,
  - f. archaeological sites and ancient monuments;
- iii. an appraisal of remedial options, and proposal of the preferred option(s).

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

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

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

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

52. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development (except for the demolition of the existing buildings) other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

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

53. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 50, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 51, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 52.

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

54. A monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the reports on the same must be prepared and approved in writing by the Local Planning Authority.

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

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

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

#### Noise

55. A noise impact assessment shall be carried out to determine the noise impact of the adjacent Electricity Distribution Site on the proposed dwellings of the development, hereby approved. The assessment and a scheme for protecting future occupants of the proposed development from noise shall be submitted for approval by the local planning authority prior to the commencement of works.

The development shall not be occupied until the noise mitigation measures identified in the approved scheme have been fully implemented. The noise mitigation measures shall be retained and maintained thereafter.

REASON: To protect future occupants from noise from the electricity distribution site.

#### Archaeology

56. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies in an area of archaeological potential. The potential impacts on the buried archaeological heritage can be mitigated by a programme of archaeological work so as to record and advance understanding of any heritage assets in accordance with national and local planning policy.

## Sewerage

57. No development shall commence until either:

- a. confirmation has been provided to the Local Planning Authority from the sewerage undertaker that sufficient capacity within the sewerage infrastructure exists to serve the development; or
- b. confirmation has been provided to the Local Planning Authority from the sewerage undertaker that a scheme will be implemented for the improvement of the existing sewerage system by the sewerage undertaker to ensure that sufficient capacity is provided to serve the development. No dwelling shall be occupied until the scheme for improvement of the existing sewerage system has been completed in full as approved.

REASON: To ensure that the development is adequately served by sewerage infrastructure.

In the event of the s106 planning obligations not being completed by 15.04.2024 the Assistant Director: Planning be authorised to either extend the deadline or REFUSE the application for the following reasons:

1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policies CS5 and CS14 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).
2. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.
3. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, public open space and community facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures, a travel plan, open space and community facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, and CS24 of the Core Strategy Development Plan Document, Policy SA9 of the Site Allocations Local Plan, the Warfield Supplementary Planning Document (2012) and the Planning Obligations Supplementary Planning Document (2015).

4. In the absence of a planning obligation to secure a biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 170d of the NPPF.
5. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

38. **PS 23-00426-FUL 15 Darwall Drive, Ascot, Berkshire, SL5 8NB**

**Proposed part single storey, part two storey rear extensions, raising of the ridge height and loft conversion, garage conversion.**

The Committee noted:

- The Supplementary report tabled at the meeting
- The Site visit that had taken place on 4 November with the following Councillors in attendance: Brown, Barnard, Collings, Egglestone, Hayes, O'Regan, Penfold, Smith and Zahuruddin
- The representations of the two public speakers at the meeting
- The representations of Winkfield Parish Council as detailed in the report
- The 21 objections received as outlined in the report

**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: Existing Floor Plans, received on 11/07/2023, Amended Existing and Proposed Site Plans Rev A and Amended Proposed Parking Plan Rev A and Amended Proposed Sections & Levels Rev A, received on 18/09/2023, Amended Existing Elevations, Amended Proposed Elevations Rev B, Amended Proposed Elevations Rev C, Amended Proposed Floor Plans Rev C received on 16/10/2023 and AMENDED PROPOSED PARKING PLAN REV B received on 02/11/2023.

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 proposed windows and rooflights at first floor level and above in the side (north-west and south-east) elevations of the dwellinghouse hereby approved, shall be glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and be non-opening below 1.7 metres above the floor of the room in which it is installed.

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

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

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

06. The ridge height of the development hereby approved shall not exceed the existing ridge height of no. 13 Darwall Drive, when measured from the highest adjacent natural ground level.

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

07. The development shall not be occupied until the associated car parking for 3 cars has been surfaced and provided in accordance with the approved drawing 'AMENDED PROPOSED PARKING PLAN REV B', received on 02/11/2023. 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]

**CHAIR**



**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS  
AGENDA CAN BE FOUND ON OUR WEBSITE  
[www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)**

**PLANNING COMMITTEE  
14th December 2023**

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

		<b>Case Officer</b>	<b>Reporting Officer</b>
5	<p>23/00278/FUL Highveld Coronation Road Ascot (Swinley Forest Ward) 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. Recommendation:</p>	Sarah Horwood	Basia Polnik
6	<p>23/00392/OUT Land Adj The Russets Hancombe Road Sandhurst (Sandhurst Ward) 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. Recommendation:</p>	Shelley Clark	Basia Polnik
7	<p>22/00504/FUL Fines Bayliwick House Hotel London Road Binfield (Binfield South and Jennett's Park Ward) 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]. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).</p>	Margaret McEvit	Jo Male
8	<p>23/00514/3 Street Record Holland Pines Bracknell Berkshire (Great Hollands Ward)</p>	Dexter Matthews	Basia Polnik

Conversion of grass amenity land into 6 residential parking spaces.  
Recommendation:

### Background Papers

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

## **PLANNING COMMITTEE - POLICY REFERENCES**

Key to abbreviations used in the following planning reports.

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

SPG Supplementary Planning Guidance  
SPD Supplementary Planning Document

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

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

## **SITE LOCATION PLAN**

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

## **THE HUMAN RIGHTS ACT 1998**

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

Those rights include:-

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

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

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

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

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

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

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

detailed consideration of any Convention Rights affected.

**Unrestricted Report**

**ITEM NO: 5**

Application No.  
**23/00278/FUL**  
Site Address:

Ward:  
Swinley Forest

Date Registered:  
9 May 2023

Target Decision Date:  
4 July 2023

**Highveld Coronation Road Ascot Berkshire SL5 9LQ**

Proposal:

**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.**

Applicant:

Highveld Homes Ltd.

Agent:

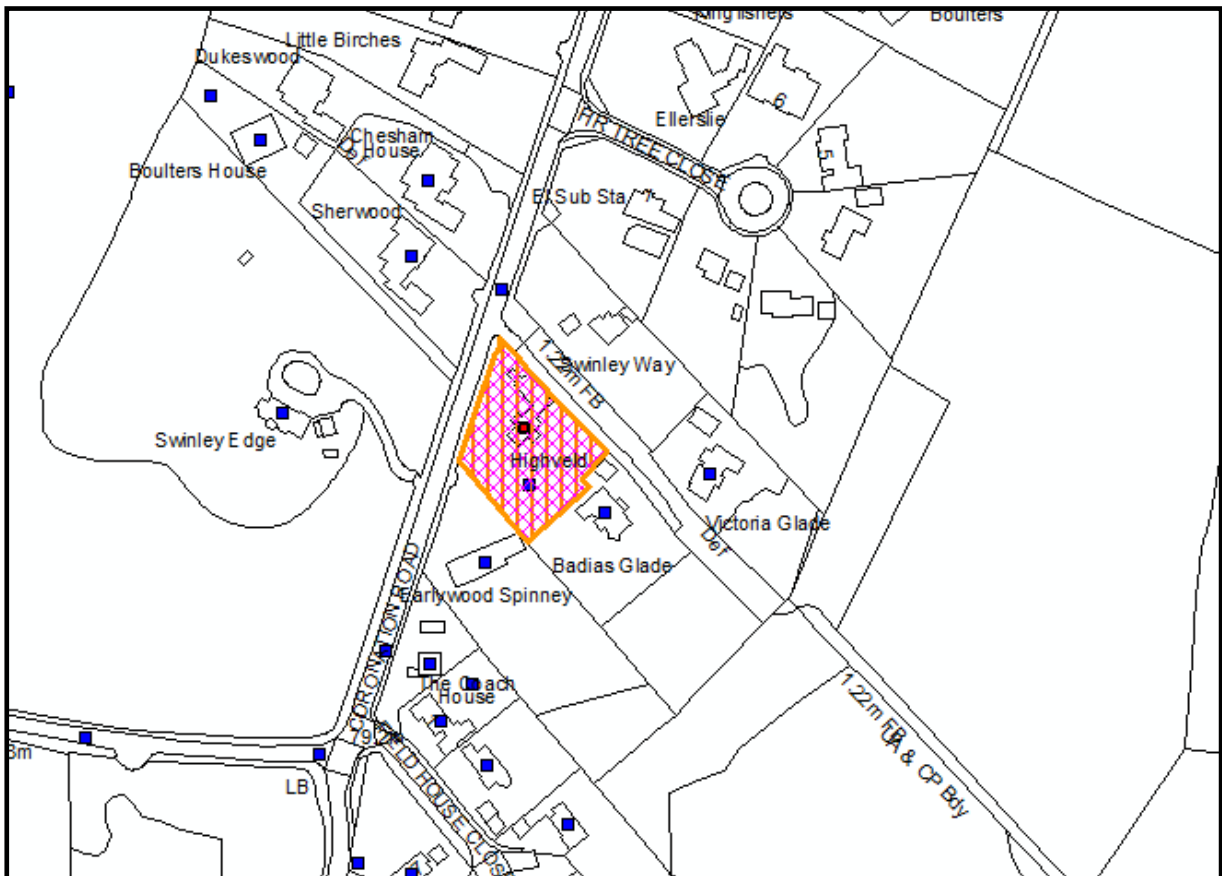
Mr Gerard Judge

Case Officer:

Sarah Horwood, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

1.2 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed flats. The proposal would also not adversely impact upon the character and appearance of the surrounding area.

1.3 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage.

1.4 Planning conditions are recommended relating to trees, biodiversity and water usage.

1.5 A legal agreement is required to secure contributions for SPA mitigation and highway requirements.

#### **RECOMMENDATION**

Planning permission be granted subject to the conditions in Section 11 of this report and a section 106 agreement relating to mitigation measures for the SPA and highways.

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

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

### **3. PLANNING STATUS AND SITE DESCRIPTION**

#### **PLANNING STATUS**

Within a defined settlement boundary

Within 5km of the Thames Basin Heath SPA

TPO – Ref: 457A

3.1 The application site comprises a detached two storey dwelling with attached single garage, set out in an L-shaped formation, sited close to the north-eastern boundary. There is an area of hardstanding to the front of the dwelling providing on-site parking and turning.

3.2 The site lies to the east of Coronation Road and to the south of a private access drive which serves 2 detached dwellings to the east/south-east of Highveld.

### **4. RELEVANT SITE HISTORY**

4.1 Planning permission 21/00611/FUL approved in August 2021 for the erection of a detached dwelling following demolition of the existing dwelling.

## 5. THE PROPOSAL

5.1 Planning permission is sought for the proposed erection of a building containing 6no. 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 the existing dwelling.

5.2 The proposed flats would be provided over three floors within the building. The proposed building would be 25m in width at the widest point, 15.1m at the deepest point and between 9.2m and 10m high.

5.3 The proposed floor layouts are as follows:

GROUND FLOOR: 2no. 3 bedroom flats, each comprising open plan kitchen/dining/living area, 3no. bedrooms, 2 of which would comprise en-suite bathrooms and family bathroom.

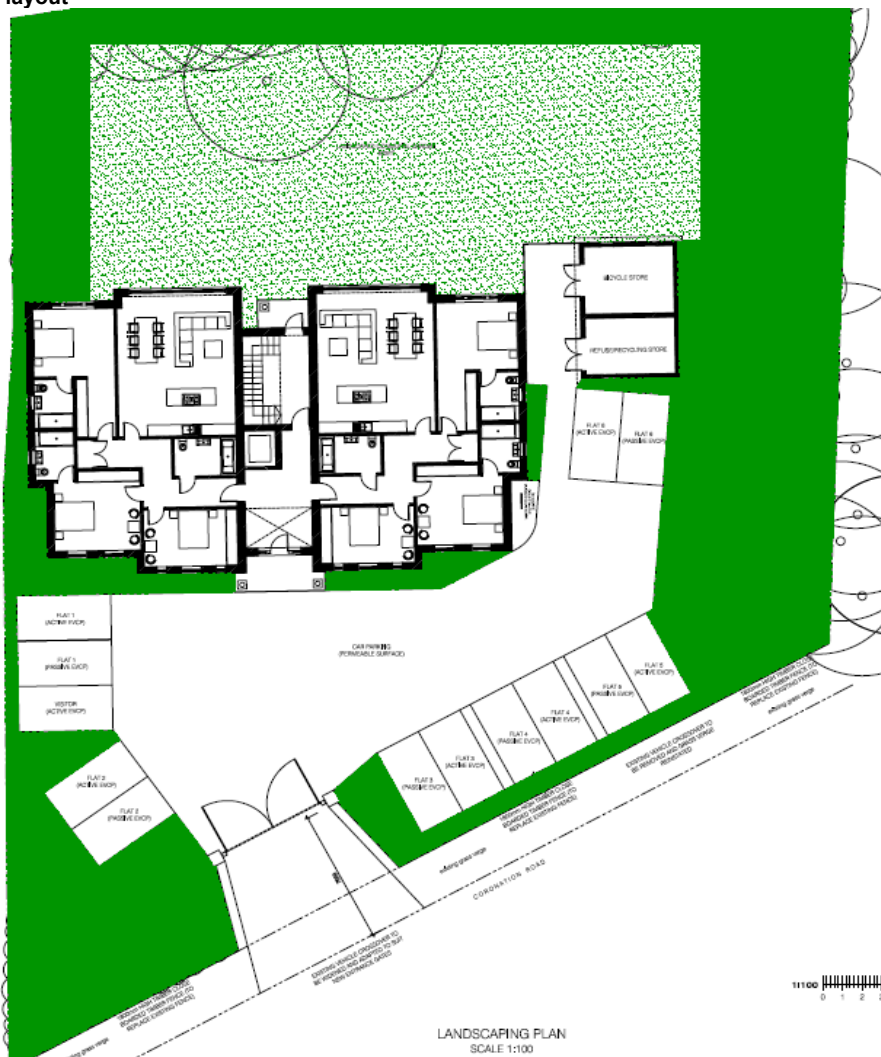
FIRST FLOOR: 2no. 3 bedroom flats, each comprising open plan kitchen/dining/living area, 3no. bedrooms, 2 of which would comprise en-suite bathrooms and family bathroom.

SECOND FLOOR: 2no. 2 bedroom flats, each comprising open plan kitchen/dining/living area, 2no. bedrooms, each with en-suite bathrooms, separate WC.

There is a communal landing/stairwell and lift proposed in the building.

5.4 13no. parking spaces are proposed, along with a bin and cycle store. A landscaped communal garden is proposed to the east and south of the building.

### Proposed layout



5.5 The scheme has been amended during the course of the application, including changes to the scale/bulk of the building with omission of rear gables, addition of rear facing dormer windows, omission of balconies at first and second floor levels on the rear elevation, widening of vehicular access through the proposed entrance gates and reduction in size of the bin/cycle store.

## **6. REPRESENTATIONS RECEIVED**

### Winkfield Parish Council

6.1 Recommended refusal for the following reasons:

The proposed development, which is located in a countryside area outside the settlement boundary, is an overdevelopment which (by way of its mass and bulk) would cause unacceptable harm to the character, visual amenities and the rural setting of the area.

[Officer comment: the site is located within the defined settlement boundary, not in the Countryside or the Green Belt.]

### Other representations

6.2 Objections received from 19no. separate postal addresses which are summarised as follows:

- Impact to neighbours, including overlooking, loss of privacy, overbearing, noise/nuisance impacts.
- Impact on character of area.
- Proximity of the site to the green belt.
- Concerns over design, height and bulk of the proposal.
- Development would appear cramped.
- Proposal is much larger than that approved for a replacement dwelling on the site.
- Incremental approach taken by developers at the site. Concern that it was never the developer's intention to build a replacement dwelling, they always wanted to build flats.
- Single dwelling would be more acceptable at the site.
- Flats are out of keeping in the area.
- Flats tend to be for buy to let/rent.
- Proposal will set a precedent for flats in the area.
- Highway safety dangers, including no pavements, speed of road, where will delivery vehicles stop, increase in vehicle movements.
- Provision of 13no. parking spaces increases impermeable area on site.
- Visitor parking will be pushed onto Coronation Road.
- Reliance on cars.
- No garages proposed whereas other houses in the area have garages.
- Impact on nature.
- Impact on trees.
- Vegetation and greenery cleared on the site.
- Impact on Thames Basin Heath SPA.
- Pressure on utilities, schools, etc.
- Amendments made to the plans are minimal and do not address original objections.

6.3 A petition with 35 signatures has also been received which objects to the proposal resulting in a change to the character of the area, that flats are not considered to be in keeping with surrounding properties; proximity to the Green Belt; density of flats is a concern, and the proposal will set a precedent.



## 7. SUMMARY OF CONSULTATIONS RESPONSES

### Highway Officer

7.1 No objection subject to conditions.

### Tree Officer

7.2 No objection subject to conditions.

### Biodiversity Officer

7.3 No objection subject to conditions.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CS1 & CS2 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential Amenity	Saved Policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
SPA	SEP retained Policy NRM6, CS14 of CSDPD	Consistent
Energy sustainability	CS10 of CSDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD		
Streetscene SPD		
Parking Standards SPD		
Thames Basin Heath Special Protection Area (SPD)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		
Winkfield Neighbourhood Plan (referendum version November 2023)		

## **9. PLANNING CONSIDERATIONS**

9.1 The key issues for consideration are:

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

### **i. Principle of Development**

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF.

9.2 Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF. In particular, Policy CS2 permits development within defined settlements. Policy W1: A Spatial Plan for the Parish of the Winkfield Neighbourhood Plan (referendum version) states that new development is directed predominantly to the settlement areas outside of the Green Belt.

9.3 The site is located within the Defined Settlement as designated by the Bracknell Forest Borough Policies Map (2013). As a result, the proposed development is considered acceptable in principle, subject to no adverse impact on the amenity of the neighbouring occupiers and upon the character and appearance of the area, highway safety, trees, etc.

### **ii. Residential amenity**

9.4 The proposed building would be sited in excess of 50m from the existing dwellings known as Sherwood to the north-west and Swinley Edge to the west. In view of these separation distances, there would be no unacceptable overlooking/loss of privacy or overbearing impact to the occupiers of these existing dwellings.

9.5 The flank wall of the proposed building would be set approximately 27m from the flank wall of Swinley Way to the north-east at the closest point. Given this separation distance, the presence of the private access drive and the screening provided by trees, some of which are subject to Tree Preservation Orders, the proposed building would not appear overbearing to the occupiers. 2no. first floor side facing windows proposed on the northern elevation are shown on the submitted plans as being obscure glazed and fixed shut unless part of the window which is openable is more than 1.7m above internal floor level. This can be controlled by condition. 3no. rooflights proposed on the northern (side) roofslope will be conditioned to have a cill height of no less than 1.7m above internal floor level.

9.6 The proposed building would be sited 22.6m from the front elevation of Earlywood Spinney to the south at the closest point. In view of the rear to front relationship between the proposed building and Earlywood Spinney, the separation distance, the design of the roof

which would hip away from the common boundary and existing trees/shrubs along this boundary (with some trees protected by a Tree Preservation Order), the proposed building would not appear unduly overbearing to the occupiers of Earlywood Spinney. 2no. first floor side facing windows proposed on the southern elevation are shown on the submitted plans as being obscure glazed and fixed shut unless part of the window which is openable is more than 1.7m above internal floor level. This can be controlled by condition. 3no. rooflights proposed on the southern (side) roofslope will be conditioned to have a cill height of no less than 1.7m above internal floor level. Windows proposed at first and second floor level on the rear elevation of the building would be set nearly 29m from the rear elevation of Earlywood Spinney at the closest point and would have oblique views towards the garden of Earlywood Spinney, with the house itself and existing trees/shrubs providing screening so that no unacceptable overlooking/loss of privacy would result. There could be views from proposed rear facing windows towards the front garden of Earlywood Spinney but such views would be oblique and the front garden is not considered the most private amenity space.

9.7 The rear elevation of the building would be set between 14.8m and 19.5m from the rear boundary of the site which forms the side boundary of the dwelling at Badias Glade to the south/south-east (the front elevation of Badias Glade faces north-east so that the proposed building would be oriented at 90 degrees to it). There would be a 22.5m separation distance between the rear elevation of the building and the side elevation of Badias Glade. In view of the rear to side relationship between the building as proposed and Badias Glade, the separation distance, existing trees and mature shrubs around the perimeter of the site, including the eastern boundary and the omission of balconies on the first and second floors of the rear elevation as originally proposed, the proposed building would not result in unacceptable overlooking to the side elevation, conservatory or garden of Badias Glade. Further, the proposed building would also not appear unduly overbearing to the occupiers of Badias Glade in view of separation distance, the orientation and siting of the proposal relative to the neighbouring dwelling and tree/vegetation screening.

9.8 The proposed building would be set approximately 46m from the front elevation of the dwelling known as Victoria Glade to the south-east of the site and would therefore not result in overlooking or appear overbearing to the occupiers of this existing dwelling.

9.9 The replacement of a large single dwellinghouse with a proposed building comprising 6no. flats would result in an increased level of residential activity at the site such as increased trip rates and use of the proposed communal garden area. However, it is not considered that such levels of residential activity would result in significant impacts to adjoining occupiers given the separation distances to adjoining dwellings, the position of the proposed vehicular access relative to adjoining dwellings, screening around the site by trees/vegetation and suitable means of boundary enclosure. The scheme has been amended during the course of the application with first and second floor balconies on the rear elevation of the building omitted to address objections relating to overlooking/loss of privacy and noise issues.

#### Future occupiers of the proposed building

9.10 All habitable rooms of the proposed flats would be served by windows for natural daylight and ventilation.

9.11 On-site car parking for future occupiers would be provided in accordance with the Council's Parking Standards SPD, some parking spaces with the provision of electric vehicle charging points, 1no. visitor parking space, and secure cycle storage.

9.12 In relation to flats, the Council's Design SPD states: 'Where a block of apartments is proposed, a careful balance is needed between the building footprint, its position on the plot in response to local character, parking provision and usable open space for

residents...Wherever possible, upper floor inhabitants of apartments should have access to a communal garden area, a communal or private roof terrace, or a private balcony.'

9.13 A communal amenity area is proposed for use by future occupiers of the proposed flats, in accordance with the Council's Design SPD.

9.14 The proposal is not considered to have any unacceptable adverse effect on the residential amenities of neighbouring properties and acceptable living standards would be provided for future occupiers of the proposed flats, in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

### **iii. Impact on character and appearance of surrounding area**

9.15 The Design SPD states:

- The form of new buildings, including roofs, should relate well to those found in the local context.
- Apartments should be placed on plots where a good balance between built form, parking and useable amenity space can be achieved.
- Where a development is proposed on an existing plot, it should be of a form that responds positively to the existing character of the area. For instance, where there are existing large houses set in large plots, new large houses or a block of apartments are more likely to be able to respond to the existing character than a terrace of smaller houses.
- Where a block of apartments is proposed, parking should ideally be located underground in a basement. Where this is not a viable option, parking should be integrated into the landscape around the building.
- For apartment blocks, waste and recycling storage areas should ideally be incorporated into the ground floor layouts, integral to the building. However, where an external store is necessary, this should be sensitively designed and located where it is not highly visible within the streetscene.

9.16 The proposed building would be considered an efficient use of land on a site located within the settlement boundary, with a net gain of 5no. residential units. Some letters of representation received object to the provision of a flatted development within the area and state that an individual dwellinghouse would be more in keeping. The site is however located within the settlement boundary and CS2 of the CSDPD specifically states that "existing settlements in the Borough contain the majority of infrastructure, services, employment and transport facilities. In order to provide opportunities for reducing the need to travel, and enabling trips by all modes of transport, priority is given to locating development within the existing settlements". Policy W4: Housing type, size and choice of the Winkfield Neighbourhood Plan (Referendum version) states that proposals for new residential development should address the most up to date local housing needs. On sites of five or more dwellings, at least 80% of the dwellings should be a mix of 1, 2 and 3-bedroom homes. Para 8.1 of the policy goes onto state that community consultations have shown that local people have difficulty in finding suitable homes in the Parish and that homes for first-time buyers and specialist housing for older people were the most needed. The supporting text set out at para 4.9 of the NP states that the affordable housing, starter homes and 2 and 3-bedroom units (to address issues of downsizing) should be considered a priority. The proposed flats would all comprise a mix of 2 and 3 bedrooms and would therefore accord with Policy W4 of the Neighbourhood Plan. It is considered that a building with the appearance of a large dwelling (but comprising flats), garden and ancillary outbuilding would not be significantly out of keeping with the characteristic built form of the area.

9.17 The proposed siting of the dwelling would be acceptable, set back from the front boundary of the site by between 11.85m at the closest point and 24.9m at the furthest point. Sufficient on-site parking would be provided in accordance with the Council’s Parking Standards, along with a communal garden area for future residents, bin/cycle storage and soft landscaped areas. The proposed development would therefore not appear as an overdevelopment of the plot.

9.18 The proposed building would be 2.5 storeys high, with a ridge height ranging between 9.2m and 10m. The replacement dwelling approved by extant permission 21/00611/FUL had an approved ridge height of 9m. Whilst the proposed building would be higher than that it would replace and higher in the central part than that approved by permission 21/00611/FUL, the staggered roof design as proposed would mitigate its bulk and massing. There are 2no. newer dwellings on Coronation Road to the north-west of the site, known as Sherwood and Chesham House. Sherwood is 9.5m high and Chesham House is 10m high and the proposed building would be similar in height to existing dwellings within the immediate area. Further, existing dwellings within the immediate area are read within their individual plots due to a mix of extensive tree/vegetation screening and set back of front building lines from the highway. As such, dwellings are not readily viewed in the street against adjoining dwellings due to the varied building lines and verdant setting of the area. Trees along the northern and southern boundaries are protected by Tree Preservation Orders which would provide screening to the proposal.

9.19 The proposed building, whilst providing 6no. flats, would replicate the appearance of a large detached dwelling which is characteristic of the immediate area. The building would comprise hipped roofs and dormer windows and would be finished externally in a mix of brick, cast stone portico, balustrades and window surrounds, cills and headers and a slate roof. There is a varied streetscene with a mix of housing types and palette of materials. The design of the proposed building would reflect design characteristics present elsewhere in the streetscene, in particular, the 2 more modern dwellings at Chesham House and Sherwood.

**Building as proposed**



FRONT ELEVATION  
SCALE 1:100

9.20 The proposed building would be served by surface level parking to the front and side, with areas of soft landscaping proposed. Policy W3: Design of Parking, Garaging, Ancillary Buildings and EV charging point provision of the Winkfield Neighbourhood Plan (Referendum version) states that the provision of parking, garaging or ancillary buildings and electric

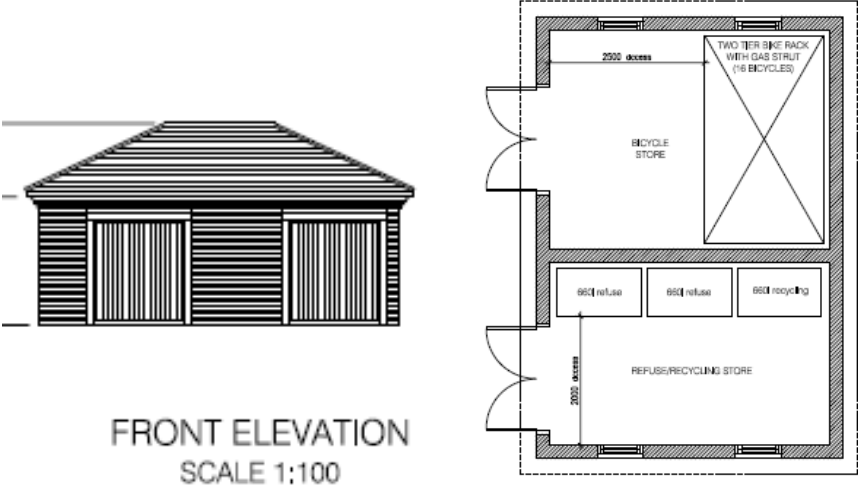
vehicle charging points should be incorporated sensitively within development proposals and their landscaping by ensuring that:

- i. the design and layout is visually subservient to the main property and not obscure or dominate the house frontage or approach; and
- ii. the visual impact on the wider streetscape is softened with adjacent planting.

There is a large area of hardstanding to the front of the existing dwelling on site. A 1.8m high timber closed boarded fence is proposed along the front boundary of the application site (replacing an existing fence), set behind an existing grass verge which would be retained. The proposed 1.8m high fence would provide screening to the proposed communal parking area, whilst not appearing out of keeping in the streetscene, where there are a mix of wooden fences and railings denoting front boundaries, with mature planting either in front of or behind the means of enclosure. Black metal entrance gates 2m in height are proposed at the vehicular access, supported by brick piers 2.3m high. The provision of gates would also not appear out of keeping in the streetscene, where there are numerous examples of both solid wooden and iron railing entrance gates, supported by piers. Soft landscaping is proposed around the building and communal parking spaces, details of which will be secured by condition.

9.21 The Streetscene SPD states that "bin stores for flats need careful and sensitive design..the use of similar materials to surrounding buildings is important...bin stores should be subservient to the main building line and setback from the street reducing the visual impact". The size of the proposed bin/cycle store has been amended during the course of the application to reduce the size of the bin store so that it is no larger than functionally required. The store would be sited between 16m and 18m from the front boundary of the site, of subordinate design, set back beyond the front elevation of the proposed building and with a ridge height of 4m. It would be constructed from brick and roof tiles to match those of the proposed flatted development it would serve, in accordance with the Council's Streetscene SPD.

**Bin/cycle storage proposed**



9.22 The proposal would not harm the character and appearance of the surrounding area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Design and Streetscene SPDs, the Winkfield Neighbourhood Plan (Referendum version) and the NPPF.

#### **iv. Transport**

9.23 Coronation Road is a classified, unnumbered road and, across the site frontage, Coronation Road has a 60mph speed limit, requiring visibility splays to be provided to Design Manual for Roads and Bridges (DMRB) standards.

9.24 During the course of the application the proposed access/access gates have been widened to allow for 2no. vehicles to pass. Details of the proposed gate control/call mechanism have also been provided including access for emergency vehicles and deliveries. The gates as proposed would be set back over 7m from the edge of the highway.

9.25 Two parking spaces per dwelling plus one visitor parking space are proposed; this accords with the Council's Parking Standards SPD. Cycle parking is proposed within a secure store for 16no. cycles, also to standard. The provision of parking and cycle parking can be secured by condition.

9.26 The formation of a widened access will require a Section 278 highway agreement with the Highway Authority which should also be secured in a S106 agreement.

#### Waste and recycling

9.27 The Council's Waste and Recycling Team consider that appropriately sized communal bins and storage is proposed. The communal bins can be picked up from the bin store and returned once emptied so that a collection point is not required on site.

9.28 Subject to the imposition of conditions, the proposal would not result in highway implications, in accordance with Saved Policy M9 of the BFBLP, CS23 of the CSDPD and the NPPF.

#### **v. Trees**

9.29 Trees on and adjacent to the site are covered by confirmed Tree Preservation Order 457A.

9.30 The layout of the proposed development would be acceptable from an arboricultural perspective, subject to the provision of a detailed underground service layout existing/reused and new to ensure retained/new planting or existing trees are not compromised and new soft landscaping/tree planting can be provided on site. Details of services can be secured by planning conditions.

9.31 Further conditions are recommended in relation to landscaping and tree protection, including monitoring of protection measures.

9.32 Subject to the imposition of conditions, the proposal would not result in an adverse impact to existing trees, in accordance with Saved Policy EN1 of the BFBLP and the NPPF.

#### **vi. Biodiversity**

9.33 A Preliminary Ecological Appraisal and Preliminary Roost Assessment report and a Bat Emergence and Re-entry Surveys report have been submitted to support the application.

#### Designated sites and priority habitats

9.34 There are not anticipated to be impacts on designated sites or priority habitats. The habitat loss on-site is limited to a small area of modified grassland.

9.35 It is noted from the Tree Protection Plan that there is Rhododendron on-site, including an area which will need to be removed to allow for the development. Rhododendron is an invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 and therefore it needs to be appropriately controlled and disposed of.

#### Protected species - Bats

9.36 The existing building has been subject to three emergence/re-entry surveys in line with bat survey guidelines. It has been identified as a day roost for small numbers of common and soprano pipistrelle bats. The work will therefore need to take place under a licence, and mitigation will need to be in place.

9.37 Further information is required to ensure suitable mitigation is in place for the loss of the roosts. Appendix 4 of the BERS report only shows a single location for a mitigation bat box, but two are required. These could be built into the building as these are likely to be longer lasting and more secure than those mounted on trees. The type/specification of boxes should also be given to ensure the boxes installed are appropriate for the species.

9.38 Elevation drawings have subsequently been provided which show three bat tubes which are to be incorporated into the proposed building. These are considered appropriate mitigation/compensation for the loss of three day roosts in the existing building, in line with standing advice and alongside tree mounted bat box provision, will also provide an ecological enhancement.

9.39 The measures described in the Bat Emergence and Re-entry Surveys report will also need to be followed, subject to any amendments which may be required during the licencing process. These include the provision of tree mounted bat boxes ahead of works commencing to provide a receptor for any bats found during the work, a toolbox talk and hand-removal of roosting features.

9.40 As there is bat activity onsite, a sensitive lighting scheme will also need to be secured by condition.

#### Other species

9.41 The building supports nesting birds (identified as a blackbird nest during the bat surveys). The demolition work should take place outside breeding bird season or after a check by a qualified ecologist.

9.42 Precautionary measures are recommended for reptiles and hedgehogs and enhancement measures for stag beetles, including log piles.

9.43 A CEMP should be secured by condition to cover precautionary measures for protected species and removal of rhododendron and a sensitive lighting scheme should be secured to minimise impacts of the development on nocturnal species.

9.44 Subject to conditions, the development would protect and enhance biodiversity, in with policies CS1 and CS7 of the CSDPD and the NPPF.

### **vii. Drainage**

9.45 The site is located within Flood Zone 1. The site is also at low risk of surface water flooding and sited within the lowest groundwater flood risk. The site is considered to be at low risk of flooding, such that the Sequential Test is not required.



9.46 A planning condition is recommended to ensure that the development incorporates surface water drainage that is SuDS compliant.

**viii. Energy sustainability**

9.47 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage. A planning condition is recommended in relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

**ix. Thames Basin Heaths Special Protection Area (SPA)**

9.48 In accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) Bracknell Forest Council (BFC) has carried out a Habitats Regulations Assessment of the proposed development.

9.49 The following potential adverse effects on habitats sites were screened out of further assessment:

- Loss of functionally linked land (TBH SPA)
- Air pollution from an increase in traffic (TBH SPA, Windsor Forest and Great Park)
- Special Area of Conservation (SAC), Thursley, Ash, Pirbright and Chobham SAC and Chilterns Beechwoods SAC)

Recreational pressure on the TBH SPA was screened in for Appropriate Assessment.

9.50 BFC, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (TBH SPA) along with any larger developments comprising over 50 net new dwellings within the 5-7km zone is likely to have a significant effect on the integrity of the TBH SPA, either alone or in-combination with other plans or projects.

9.51 This site is located within the 400m-5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.52 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to BFC towards the cost of measures to avoid and mitigate against the effect upon the TBH SPA, as set out in BFC's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPD) (April 2018). The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the TBH SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measures. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.53 In this instance, the development would result in an increase of four x 3-bedroom dwellings and two x 2- bedroom dwellings replacing the existing 5+ bedroom dwelling within the 400m-5km TBH SPA buffer zone which results in a total SANG contribution of £26,948.

9.54 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) of £3,595 which is also calculated on a per bedroom basis.

9.55 The total SPA related financial contribution for this proposal is £30,543. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until BFC has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with South East Plan saved Policy NRM6, saved policy EN3 of the Bracknell Forest Borough Local Plan (2002), Policy CS14 of the Core Strategy Development Plan Document (2008), the Thames Basin Heaths Special Protection Area Supplementary Planning Document and the National Planning Policy Framework.

#### **x. Community Infrastructure Levy (CIL)**

9.56 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.57 CIL applies to any new build including the creation of additional dwellings.

9.58 The site lies within the charging zone of the Northern Parishes.

### **10. CONCLUSION**

10.1 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

10.2 The proposal would not adversely affect the residential amenities of neighbouring occupiers and acceptable living conditions would be provided for future occupiers of the proposed flats. The proposal would also not adversely impact upon the character and appearance of the surrounding area.

10.3 No adverse highway safety implications would result, with sufficient on-site parking provision, cycle and bin storage all to be secured by planning conditions.

10.4 Planning conditions are also recommended to protect trees, protect and enhance biodiversity and restrict water usage.

10.5 A legal agreement is required to secure contributions for SPA mitigation and highway requirements.

10.6 The application is therefore recommended for approval, subject to the completion of a legal agreement.

### **11. RECOMMENDATION**

11.1 **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 and turning space with two car parking spaces per dwelling and one space for visitors (thirteen spaces in total for the development as a whole) has been surfaced and marked out and provided with electric vehicle charging points with an output of at least 7kW per space in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.

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

[Relevant Policies: BFBLP M9, 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 t 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 Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

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

REASON: In the interests of nature conservation

[Relevant Plans and Policies: 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 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).

Informatives

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

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

4. Slab level/finished floor level
10. Sustainability Statement
15. Site organisation
17. Tree protection
19. Programme of supervision/monitoring for all arboricultural protection measures
20. Services
21. Wildlife protection scheme

The following conditions require discharge prior to the occupation of the dwellings hereby approved:

8. Landscaping
9. Boundary treatment
11. Vehicular access

No details are required to be submitted in relation to the following conditions; however they are required to be complied with:

1. Time limit
2. Approved plans
3. Materials
5. Obscure glazing
6. Restrictions on additional windows
7. Rooflights
12. Parking and turning
13. Cycle store
14. Refuse storage
16. SuDS
18. Tree protection
22. Bat mitigation
23. No external lighting (unless proposed then details need to be submitted to the LPA)

3. The Highways and Transport Section should be contacted at Time Square, Market Street,

Bracknell, RG12 1JD, telephone 01344 352000 or via email at [Highways.Transport@bracknellforest.gov.uk](mailto:Highways.Transport@bracknellforest.gov.uk) to agree the access construction details and to enter into a Section 278 highway agreement before any work is carried out within the highway. A formal application should be made allowing at least 12 weeks prior to when works are required to allow for processing of the application, agreement of the details and securing the appropriate agreements and licences to undertake the work. Any work carried out on the public highway without proper consent from the Highway Authority could be subject to prosecution and fines related to the extent of work carried out.

**Unrestricted Report**

**ITEM NO: 6**

Application No.  
**23/00392/OUT**  
Site Address:

Ward:  
Sandhurst

Date Registered:  
4 July 2023

Target Decision Date:  
29 August 2023

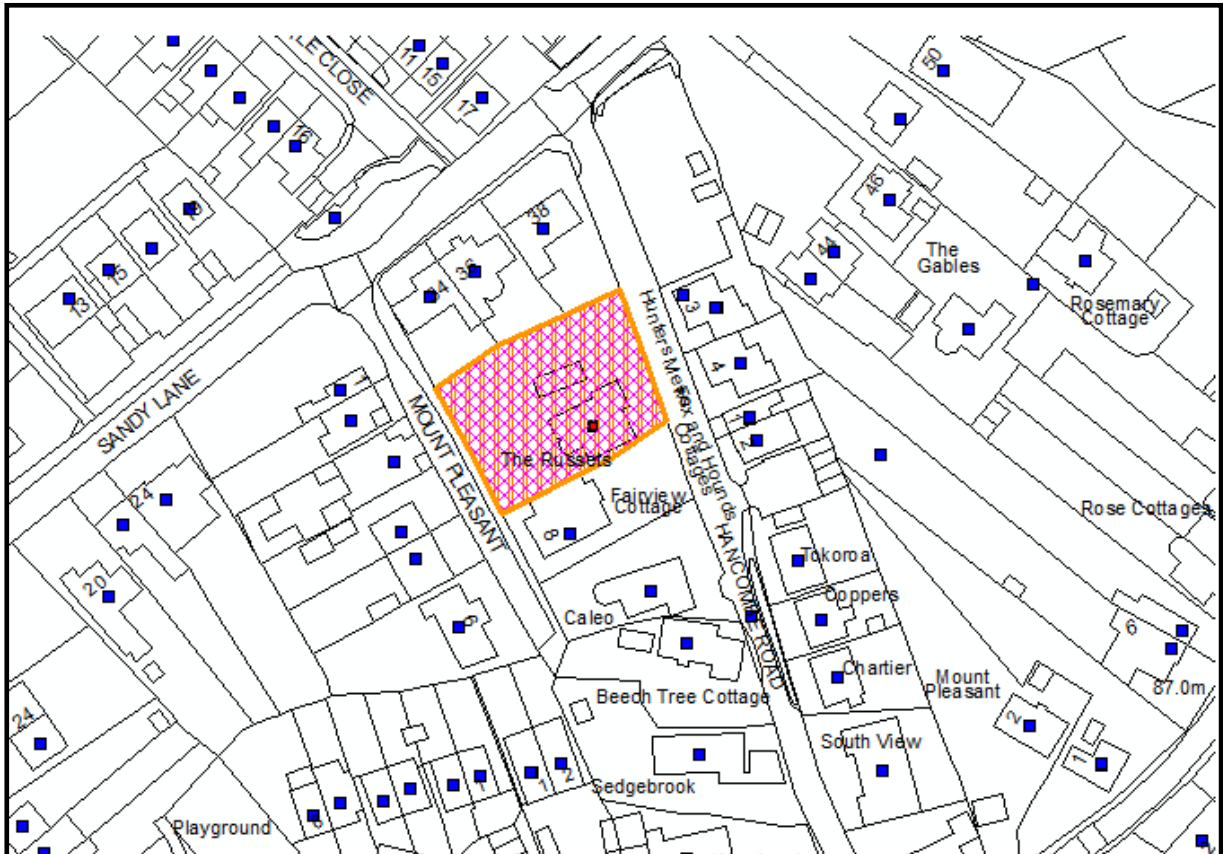
**Land Adj The Russets Hancombe Road Sandhurst  
Berkshire GU47 8NP**

Proposal: **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.**

Applicant: Rana Burgan  
Agent: Mrs Rana Burgan  
Case Officer: Shelley Clark, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

- 1.1 This is an outline application for the erection of a four-bedroom detached dwelling following the demolition of the existing garage. The application considers details of the means of access, layout, scale and appearance. The only reserved matter is landscaping.
- 1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle. It is considered that the proposal would not have a detrimental impact on the character and appearance of the area and can be accommodated on the site without any adverse impact on neighbouring amenity or highway safety.
- 1.3 Since the submission of the original application, amendments have been made to the appearance of the dwelling and proposed visibility splays.

Neighbouring properties have been re-consulted on these amendments.

<b>RECOMMENDATION</b>
-----------------------

That the Assistant Director: Planning be authorised to approve the application subject to the conditions in Section 11 of this report and the completion of a section 106 agreement relating to mitigation measures for the SPA.
--

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

- 2.1 The application has been reported to the Planning Committee following the receipt of more than 5 objections.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
------------------------

Within the defined settlement boundary
--

Within 5km of SPA
-------------------

Area A (Little Sandhurst) of the Sandhurst study area within the Character Area Assessments SPD.
--

- 3.1 The application site currently forms part of the residential curtilage of the property known as The Russets, which lies to the south of the site. Nos. 34, 36 and 38 Sandy Lane are located to the north, with properties along Mount Pleasant to the west and Hunters Mews to the east (on the opposite side of Hancombe Road). Hancombe Road is a private, unadopted road. The site is situated within a defined settlement boundary and is located within Area A (Little Sandhurst) of the Sandhurst study area within the Character Area Assessments SPD.

#### 4. RELEVANT SITE HISTORY

10934

Outline application for the erection of house and garage

Approved 1965

603228

Single storey extension forming new kitchen

Approved 1978

22/00542/OUT

Outline application (with details of layout) for the erection of 2 no. dwellings.

Withdrawn

#### 5. THE PROPOSAL

- 5.1 This is an outline application, (with details of means of access, layout, scale and appearance) for the erection of a four-bedroom detached dwelling, following the demolition of the existing garage. Parking will be off-street, with two parking spaces to the front of the new dwelling and one within the garage.

#### 6. REPRESENTATIONS RECEIVED

##### Sandhurst Town Council

- 6.1 Sandhurst Town Council objects to the proposal on the following grounds:
- i) The proposal involves the unsatisfactory piecemeal development of a backland area, a double building line and an inconvenient substandard access.
  - ii) The siting of the proposed dwelling in relation to existing neighbouring properties would result in a loss of privacy and amenity.
  - iii) The size and scale of the proposed dwelling would be out of keeping with the design of nearby dwellings and would have an undesirable impact on the overall appearance of the area.
  - iv) The proposed development would generate additional traffic onto Hancombe Road which is substandard in respect of visibility/footway provision/ construction/ width/ alignment.

##### Other responses received

- 6.2 Objections have been received from 16 different households. The issues raised can be summarised as follows:
- There is already insufficient parking for residents
  - The bottleneck from parking on both sides would obstruct emergency services and be hazardous for pedestrians and children.  
Detrimental to highway safety
  - Unmade nature of the road would be further damaged by heavy construction vehicles and more traffic.
  - Hancombe Road is not wide enough to accommodate properties opposite each other and cars turning/manoeuvring.

- Building in a garden will cause overcrowding of the Hancombe Road and Sandy Lane area. This application represents continued significant overdevelopment of this small area.
- The rear entrance onto Mount Pleasant will compromise the integrity of that way and existing rights of access and parking for inhabitants.
- House not in keeping with surrounding properties.
- Loss of light and lack of privacy due to overlooking
- The proposal requires the destruction of a substantially large garden.
- Mature small trees along neighbouring boundary would need to be removed.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority

- 7.1 Following the receipt of amended plans, no objection subject to conditions.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

- 8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	<b>Development Plan</b>	<b>NPPF</b>
General policies	CP1 of SALP	Not fully consistent
	CS1, CS2 of CSDPD	Consistent
Residential amenity	Saved policy EN20 of BFBLP	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Biodiversity	CS1 and CS7 of the CSDPD	Consistent
Parking	Saved policy M9 of BFBLP	Consistent
Transport	M9 of BFBLP, CS23 of CSDPD	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Design SPD		
Parking Standards SPD		
Thames Basin Heath Special Protection Area SPD		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
BRE Site Layout: Planning for Daylight and Sunlight (2022)		

## 9. PLANNING CONSIDERATIONS

- 9.1 The key issues for consideration are:

- Principle of development
- Site Layout
- Impact on character and appearance of the area
- Impact on residential amenity
- Transport implications
- Flooding

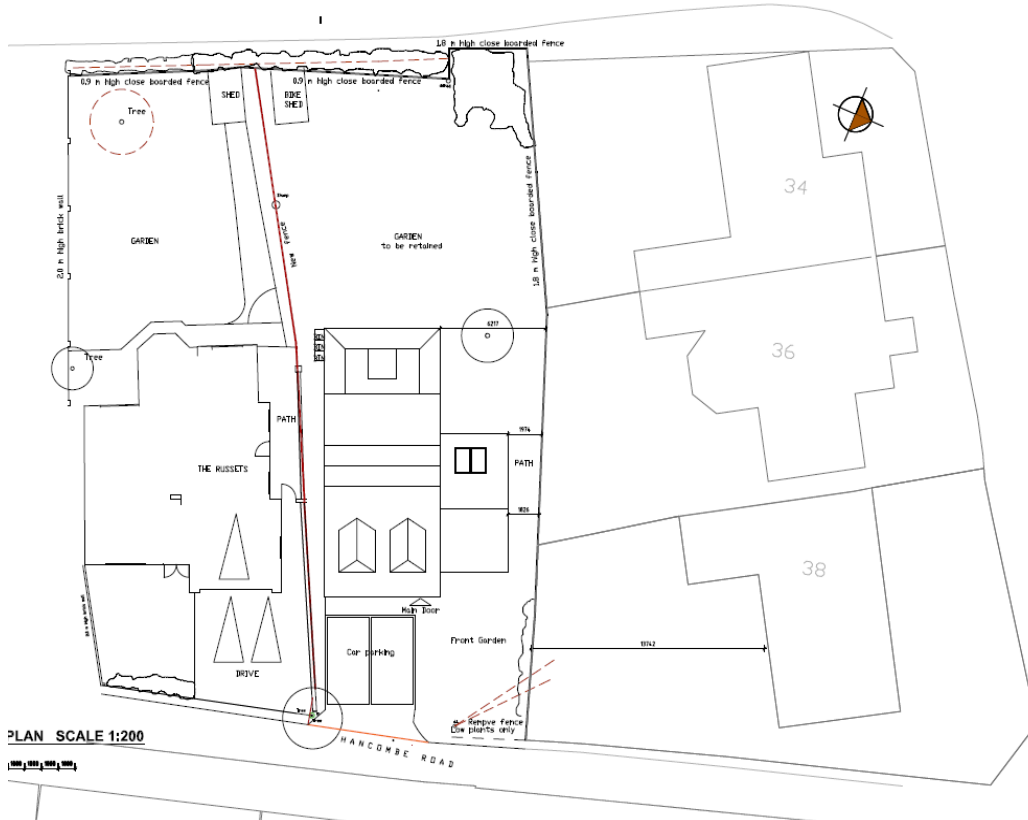
- Sustainability implications
- Thames Basin Heaths Special Protection Area

### **Principle of development**

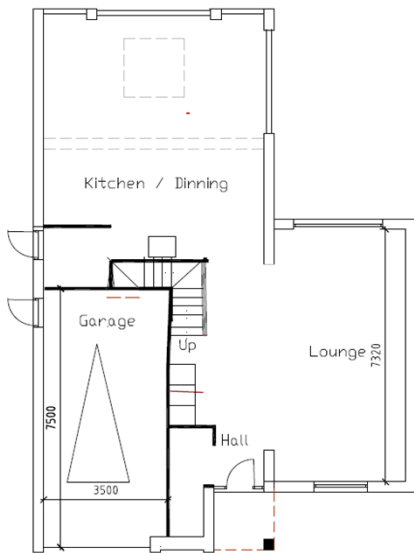
- 9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, which is supported by the NPPF (paras. 2 and 12). Policy CP1 of the Site Allocations Local Plan sets out that a positive approach should be taken to considering development proposals (which reflects the presumption in favour of sustainable development set out in the NPPF), and that planning applications that accord with the development plan for Bracknell Forest should be approved without delay, unless material considerations indicate otherwise. Core Strategy Policies CS1 (Sustainable Development) and CS2 (Locational Principles) are relevant and consistent with the objectives of the NPPF and can be afforded full weight. In particular, Policy CS2 permits development within defined settlements.
- 9.4 The site is situated within the settlement boundary; therefore, the proposed development would be acceptable in principle, provided that it would be in keeping with the character of the area and would not be harmful to the amenities of neighbouring occupiers or any other interests of acknowledged importance.

### Access and Layout

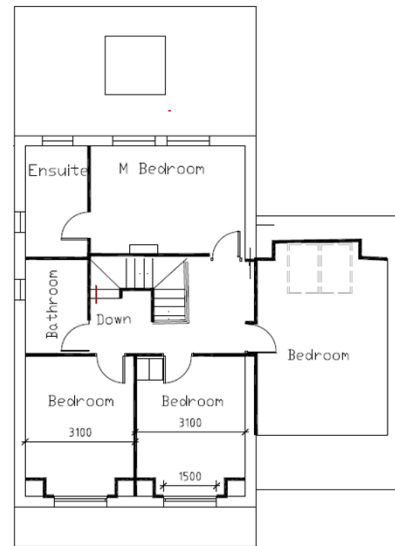
- 9.5 The proposal is for a new dwelling to replace an existing garage, which previously had access from Hancombe Road (gates at the front of the property show the position of this access). Access to the new property will be from the same location. Parking will be off-street, with two parking spaces to the front of the new dwelling and one within an integral garage.



Floor Plans showing integral garage



Ground Floor Area and Garage  
118 sqm



First floor Area 88sqm

9.6 The proposed dwelling is aligned with both the front and rear building lines of the adjacent property, The Russets. Plots for new development should be large enough to accommodate the proposed dwelling and the requirements associated with it (such as parking and space for cycles, waste, recycling collection and amenity space). The proposal is considered to have sufficient private amenity space for the future occupiers of the house. Highway comments are addressed further in the report, however, the



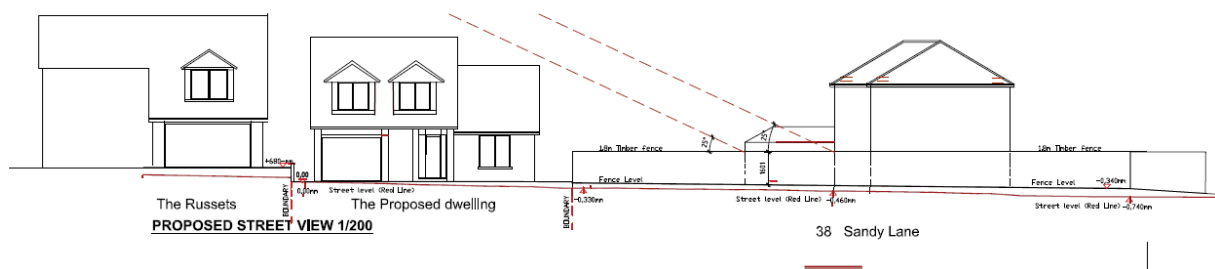
submitted layout demonstrates how parking for the 4-bedroom property can be provided to meet parking standards as well as provide adequate cycle storage and refuse provision.

## **Scale and Appearance**

### **Impact on character and appearance of the area**

- 9.7 'Saved' policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 130 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.
- 9.8 The site is located within Area A (Little Sandhurst) of the Sandhurst study area within the Character Area Assessments SPD.
- 9.9 The appearance of the proposed dwelling has been amended to better reflect properties within the surrounding area. The house and garage now have pitched roofs, with the house having two dormers on the front elevation to be in keeping with its neighbouring property, The Russets, which also has a pitched roof and front dormer window. The scale and proportions of the plots that would result from the proposal, both for the new house and the remaining plot of The Russets, would be very similar to many other house plots in the area and would reflect the established grain of the locality.
- 9.10 A streetscene elevation has been provided, which shows the scale and appearance of the dwelling relative to The Russets. The property is set down from its neighbouring property, due to the differences in levels within the existing site. There are ground level differences within the application site, where the land slopes down towards Sandy Lane. Levels have been provided, with the new dwelling sitting 0.68m lower than The Russets. The house will have a ridge-height of 7m and 5.7m respectively. Its neighbouring property, The Russets, has a ridge-height of 7.5m.

### **Streetscene Elevation**



- 9.11 It is considered that the proposal would not result in an adverse impact on the character and appearance of the area, in accordance with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20, and the NPPF.

### **Impact on Residential Amenity**

- 9.12 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 130 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.
- 9.13 The 2-storey element of the proposed dwelling is aligned with both front and rear building lines of The Russets, and single-storey rear element aligned with the single-storey extension at The Russets. The new house is not considered to result in a loss of light or privacy to this neighbouring property. There are side windows on this dwelling that face into the application site. However, on the first floor these are windows to a landing, and on the ground floor they are a lavatory window and a secondary window to the kitchen.
- 9.14 The closest residential properties are nos. 36 and 38 Sandy Lane, and nos. 3 and 4 Hunters Mews, which are across the street. The rear elevations of nos. 36 and 38 Sandy Lane face the application site, with their frontages facing Sandy Lane.
- 9.15 No windows are proposed on the side elevation of the new house facing these properties in Sandy Lane, therefore there will be no unacceptable loss of privacy. Nos. 3 and 4 Hunters Mews are across the street from The Russets. The closest residential property, No. 3 Hunters Mews, is 15m away from the new house. This is considered an acceptable distance to provide sufficient privacy across streets as set out in the Bracknell Forest Council Design Supplementary Planning Document.
- 9.16 The dwelling has been designed to take into consideration changes in levels, where the land currently slopes downwards from The Russets towards properties within Sandy Lane. The part nearest to nos. 36 and 38 Sandy Lane is single storey. The Streetscene elevation provided with the application (above) shows a line drawn at a 25 degree angle from habitable rooms on the rear elevation of 38 Sandy Lane (to the new house). The new house lies entirely below this 25 degrees line.
- 9.17 Due to its distance and proposed orientation relative to 36 Sandy Lane, the proposed dwelling is also not considered to result in any unacceptable loss of light to this property. A drawing has also been submitted showing a line drawn at a 25 degree angle from habitable rooms on the rear elevation of 36 Sandy Lane (to the new house). The new house lies entirely below this 25 degrees line. Therefore, in accordance with the guidance contained within the BRE document "Site Layout: Planning for Daylight and Sunlight", the proposed house will not result in any unacceptable loss of light to nos. 38 and 36 Sandy Lane.



- 9.18 The proposal is considered to provide acceptable living conditions for future occupiers, with sufficient amenity space. The proposal would therefore be in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF.

### **Flooding**

- 9.19 There is low risk of flooding at a small section along the eastern boundary of the site and a sequential test is not required. The extent is minimal and appropriate drainage of the site would provide mitigation against the risk of flooding. Due consideration should be given to surface water flood risk at the northern boundary during the development of sustainable drainage of the site. A condition is proposed which secures a scheme for the disposal of surface water drainage that can be maintained for the lifetime of the development.

### **Transport implications**

- 9.20 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.21 Policy CS23 of the CSDPD states that the council will use its planning and transport powers to reduce the need to travel, increase the safety of travel, promote alternative modes of travel and promote travel planning. 'Saved' policy M9 of the BFBLP states that development will not be permitted unless satisfactory parking provision is made for vehicles and cycles. The supporting text to this policy also states that the requirements set out in the Bracknell Forest Borough Parking Standards can be applied flexibly in certain circumstances.
- 9.22 Hancombe Road is an unmade private road with property boundary walls and fences which encourage drivers and other road users to be further into the carriageway than would normally be the case for a road built to adoptable standards. The applicant has now submitted amended plans, in accordance with advice from the Highway Authority. Revised visibility splays have been provided which respond to the Highway Authority's previous concerns. Parking for a 4-bedroom property is shown to be compliant with Table 6 of the Council's Parking Standards SPD (2016). The site layout also shows provision for secure cycle storage and refuse provision. As such, the Highway Authority offers no objection to the application.

### **Sustainability Implications**

- 9.23 In respect of proposed new dwellings, Core Strategy Policy CS10 requires the submission of a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day. This can be secured by planning condition.

### **Thames Basin Heath Special Protection Area**

- 9.24 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located within the 400m – 5km Thames Basin Heaths Special Protection Area (TBH SPA) buffer zone and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.
- 9.25 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) (2018).
- 9.26 In this instance, the development would result in a net increase of 1 dwelling which will result in the need for a financial contribution towards SANG and SAMM depending on the number of bedrooms. Provided that the applicant is prepared to make a financial contribution towards the costs of SPA avoidance and mitigation measures, subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the SPASPD and the NPPF.

## **10.0 CONCLUSIONS**

- 10.1 It is considered that the proposed dwelling would be acceptable in principle. The submitted plans show how it can be accommodated on site without any adverse impact on the character and appearance of the area, on highway safety or on the amenities of neighbouring properties. It is therefore considered that the proposed development complies with 'Saved' policy EN20 and M9 of the BFBLP, Policies CS1, CS2, CS7 and CS23 of the CSDPD and the NPPF.
- 10.2 The application is therefore recommended for conditional approval.

## **11.0 RECOMMENDATION**

- 11.1 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 22/00868/FUL 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 and 24<sup>th</sup> November 2023:  
  
702-23-Outline-Prop-04RC received 24<sup>th</sup> November 2023  
  
702-23-Outline-Prop-02 Rev C received 29th September 2023  
702-23-Outline-Prop-05 received 29th September 2023  
  
702-23-Outline-Prop-03RB 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).

### **Informatives**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition took effect on 15 June 2022 for use in England. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions that apply to your property.

This page is intentionally left blank



**Unrestricted Report**

**ITEM NO: 7**

Application No.  
**22/00504/FUL**

Ward:  
Binfield South and  
Jennett's Park

Date Registered:  
14 June 2022

Target Decision Date:  
13 September 2022

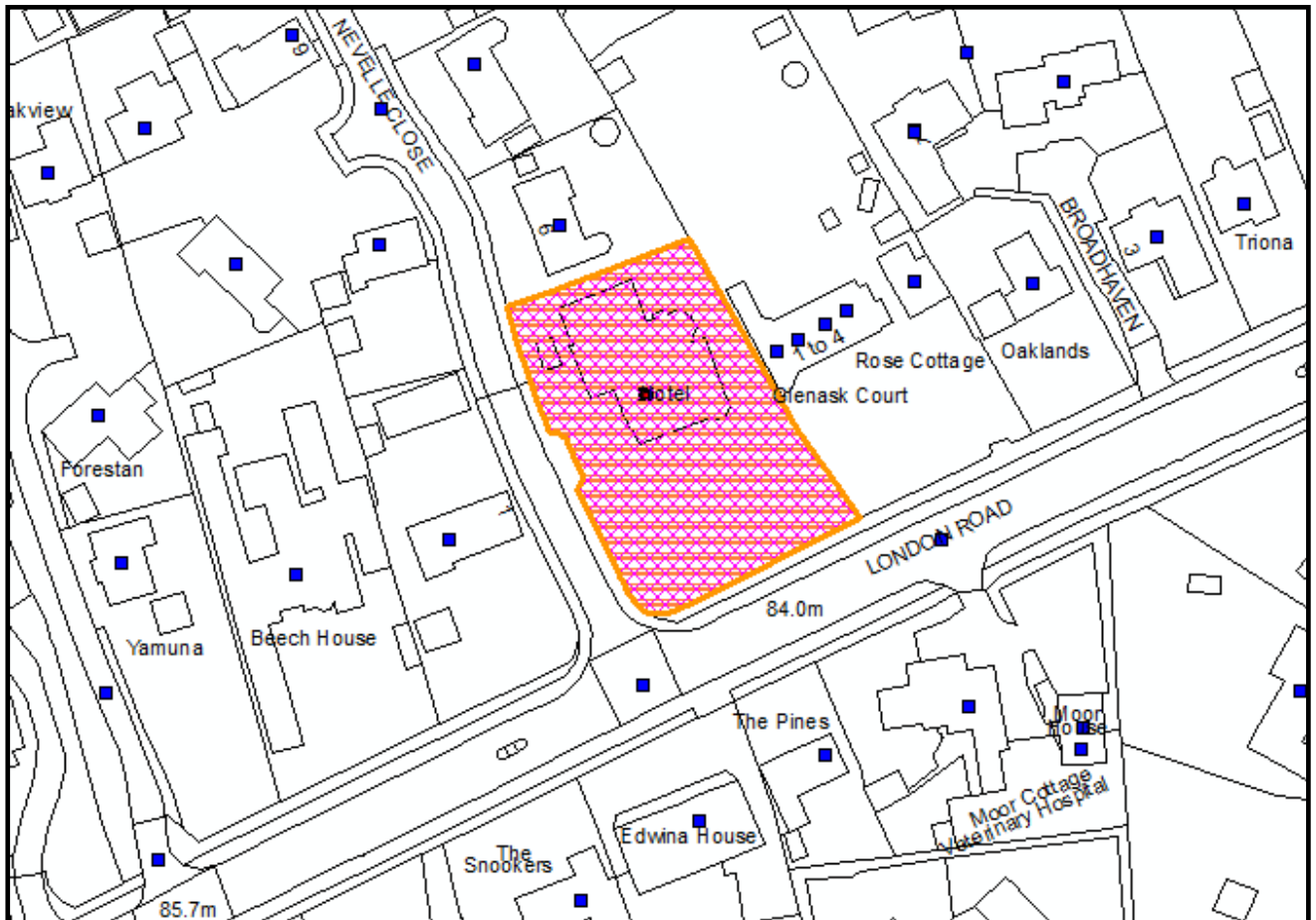
Site Address: **Fines Bayliwick House Hotel London Road Binfield  
Bracknell Berkshire RG42 4AB**

Proposal: **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].**

Applicant: Mr Sundeep Nath  
Agent: Mr Matthew Miller  
Case Officer: Margaret McEvit, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 This full application seeks the conversion of the existing hotel to residential use and the erection of extensions to provide 11no. two bed apartments together with the provision of 25 parking spaces, bin store and cycle store. The site is within the settlement area, within an Area of Special Housing Character and lies within the Binfield and Popeswood Study Area (Area C, Popeswood South) as defined within the Character Area Assessments Supplementary Planning Document.

1.2 Trees on the site are protected by Tree Preservation Orders 198 and 745. It is considered that the proposed development would not have an adverse impact on trees which make an important contribution to the landscape character and appearance of the area.

1.3 The proposal results in a net increase in new dwellings within 400m - 5km of the SPA and therefore will need to secure the identified SPA Mitigation through a S106 Legal Agreement.

1.4 The development is also CIL Liable.

<b>RECOMMENDATION</b>
-----------------------

That the Assistant Director: Planning be authorised to grant planning permission subject to the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act and the conditions set out in Section 11 of this report
---

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

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

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
------------------------

Land within the settlement area.
----------------------------------

3.1 Fines Bayliwick House is a guest house within an Area of Special Housing Character the subject of Policy H4 of the Bracknell Forest Borough Local Plan (BFBLP). It lies within the Binfield and Popeswood Study Area (Area C, Popeswood South) as defined within the Character Area Assessments Supplementary Planning Document. Trees within the site are protected by Tree Preservation Orders TPO 198 and 745.

3.2 The site is located off the north side of London Road on the corner with Nevelle Close. London Road is a classified road and Nevelle Close is a private cul de sac. The pedestrian and vehicular access is off Nevelle Close. The area is primarily residential, with residential units in all four directions, including common boundaries with 6 Nevelle Close and the apartments at Glenask Court. The property at the site was also originally a family dwelling house which received planning permission for conversion to a guest house. There is also a Veterinary Practice on the opposite side of London Road.

3.3 Planning permission was allowed on appeal in 2019 for the erection of a residential care home at the site of Holly Cottage on the south of London Road opposite the junction

with Nevelle Close.

3.4 There is a belt of thick, high hedging on the northern boundary of the site which screens it from the newer residential dwellings beyond in Nevelle Close.

#### **4. RELEVANT SITE HISTORY**

App. Ref. 613005

Change of use from private dwelling to an 8 bed guest house.

Approved, 1988

App. Ref. 615626

Two storey side extension owners flat in roof relaxation of cond. 2 of 613005, enlarge car park.

Approved, 1989

App. Ref. 617097

Erection of conservatory for use as a breakfast room for guests.

Approved, 1991

App. Ref. 08/00919/FUL

Section 73 application to vary condition 2 of planning permission 613005 (this states that the premises shall be used only as a guest house. Any ancillary facilities provided shall enue only for the benefit of the resident guests and shall not be used for any public function or entertainment). Formation of five additional parking spaces

Refused, 2008

Appeal Dismissed

App. Ref. 10/00360/FUL

Section 73 application to vary condition 2 of planning permission 613005 (this states that premises shall be used only as a guest house. Any ancillary facilities provided shall enue only for the benefit of the resident guests and shall not be used for any public function or entertainment) to enable the hotel restaurant to be used by members of the general public and the formation of additional parking spaces.

Refused, 2010

Appeal dismissed

21/00460/FUL

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

Refused.

#### **5. THE PROPOSAL**

5.1 This full application proposes the conversion, extension and alteration of the existing hotel to provide 11no. 2 bed apartments. The application proposes a two and a half storey side extension and extensions to the roof. No increase to the roof height is proposed. The existing car park will be extended to provide a total of 25 car parking spaces.

#### **6. REPRESENTATIONS RECEIVED**

Representations

6.1 Letters of objection have been received from 8 addresses raising the following planning considerations:

- inadequate level of parking for the development. 1 parking space is unusable
- overlooking of adjacent properties
- the private road next to the site will be used as overspill parking. Access onto the private road to be approved by owners of the road
- the proposal will be an overdevelopment of the site resulting in increased noise pollution, loss of privacy and traffic.
- the proximity of the proposed bin store to a neighbouring property will cause noise and smells to neighbours. Access to the bin store will be from Nevelle Close a private road. Lorries emptying bins will obstruct Nevelle Close

## 7. SUMMARY OF CONSULTATION RESPONSES

### Tree officer

7.1. No objection.

### Highways officer

7.2 No objection subject to conditions.

### Biodiversity Officer

7.3 No objection.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and the associated policies are:

	Development Plan	NPPF	Weight to be attributed, with reference to para. 213 of NPPF
Sustainable development principles	SALP Policy CP1	Para. 11(d) refers to 'policies which <u>are most important for determining the application are out-of-date</u> '. CP1 wording differs to this. Furthermore, the PPG states that there is no need for a policy to directly replicate para. 11.	Limited (policy not used in planning application decision-making)
	CSDPD Policy CS1	Consistent (Paras. 7, 8, 11, 12, & 117 - 119)	Full

Housing	BFBLP "Saved" Policy H4 Areas of Special Housing Character		Full
Design & Character	CSDPD Policy CS7	Consistent (Chapter 12)	Full
	BFBLP 'Saved' Policy EN20	"	Full
Trees & Landscape	CSDPD Policies CS1 & CS7	Consistent (paras. 127 & 170)	Full
	BFBLP 'Saved' Policies EN1, EN2 & EN20	"	Full
Residential Amenity	'Saved' Policies EN20 & EN25 of BFBLP	Consistent (paras. 127, 170 & 180)	Full
Transport	CSDPD Policies C23	Consistent (Chapter 9)	Full
	BFBLP 'Saved' Policy M9	"	Full
Biodiversity	CSDPD Policies CS1 & CS7	Consistent (paras. 170 & 175)	Full
	BFBLP 'Saved' Policies EN1, EN2 & EN20	"	Full
Sustainability of build (Renewable Energy and Water Use)	CSDPD Policies CS10 & 12	Consistent (para. 149)	Full
<b>Supplementary Planning Documents (SPD):</b>			
Parking Standards SPD (2016)			
<b>Other publications:</b>			

National Planning Policy Framework (NPPF) (2023) National Planning Policy Guidance (NPPG)	
--	--

The emerging Local Plan has been through the examination stage and consultation is being carried out on Proposed Main Modifications to the Local Plan. Some weight can be attached to policies in the Local Plan. Policies relevant to this application are:

LP15 Design Principles. Policy LP 15 Design principles . All development must achieve a high standard of design that positively contributes to placemaking.

LP 48 Protection and enhancement of trees and hedgerows Protection . Development proposals will be required to secure the sustainable retention and enhancement of trees and hedgerows of value.

## 9. PLANNING CONSIDERATIONS

9. 1 The key issues for consideration are:

- i Impact on the character and appearance of the area
- ii Tree Issues
- iii Highways Issues
- iv Biodiversity Issues
- v CIL
- vi Thames Basin Heath SPA

### i. Impact on the character and appearance of the area.

9.2 The site is within a settlement area where the principle of redevelopment for residential use is acceptable. Any building should maintain the character of the Popeswood Triangle Area by replicating a large dwelling in extensive grounds. Policy H4 of the BFBLP also states that residential development will only be permitted where it will not result in a material loss of trees, other vegetation, natural features and wildlife habitats. Any increase in the footprint of building on the site should not result in the loss of trees protected by TPOs.

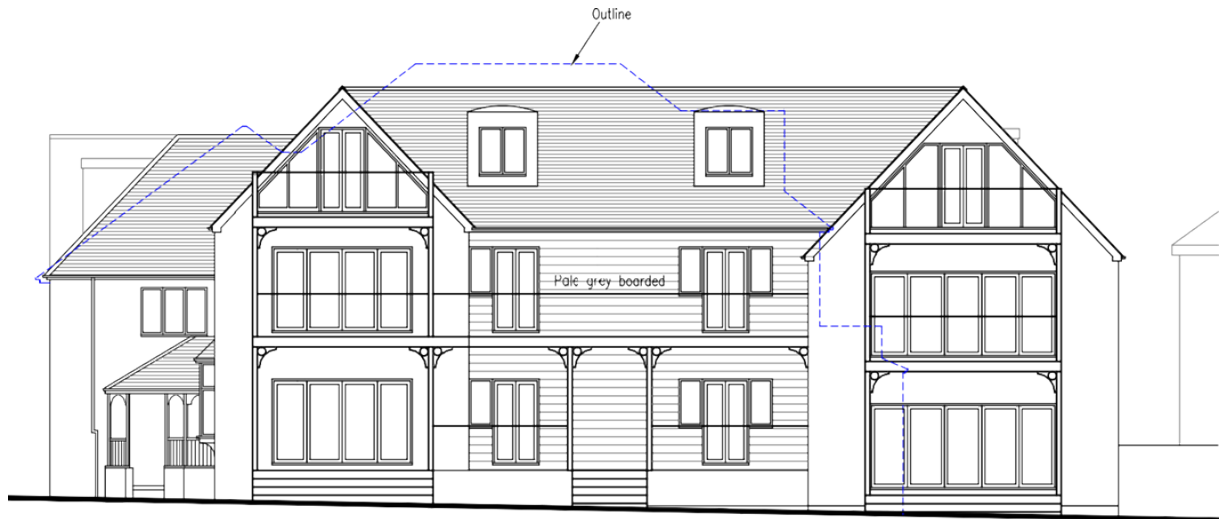
9.3 The Character Areas Assessment SPD Binfield Popeswood Study Area includes the site within Area C Popeswood South. This area is characterised by important roadside trees along London Rd and Nevelle Close and streets tend to have a fairly consistent building line and set-backs. Properties are sited in good sized front gardens. It will be important to retain trees along the boundaries with London Road and Nevelle Close which make an important contribution to the character of the area and to maintain reasonable building setbacks along these boundaries to allow for good sized garden areas.

9.4 The conversion of the existing hotel to residential use is considered to be acceptable and in keeping with the character of the area. The site is within a predominantly residential area, where the use of the building as apartments will be appropriate and reflect the original use of the building as a dwelling.

9.5 The existing building is predominantly two and a half storeys in height with a two storey element and two attached single storey conservatories. The proposed extensions would result in a two and a half story building to accommodate 11 apartments. The resulting building will maintain the set back from London Road shared

with other properties on the northern side of London Road and will have the appearance of a large residential property set within a good sized front garden. Trees along the boundary with London Road are shown to be retained.

9.6 The proposed extensions would provide gable features to the building and dormers will be more consistent in design than the current building which gives the impression of having been extended over time in a more piecemeal fashion.



9.7 The extension to the eastern side of the building will bring the building within 1.5-2.6m of the boundary with Glenask Court, an apartment building. Glenask Court is sited a similar distance from this boundary and has one first floor window along the boundary. The proposed plans show that windows will be provided along this boundary, however this is not considered to raise issues of privacy as the Glenask Court boundary is predominantly a blank wall with one small window.

9.8 Concerns have been expressed that there would be overlooking of the garden of 1 Nevelle Close from proposed balconies. However, there is a distance of approximately 22m from the balcony to the boundary with Nevelle Close, with an intervening road and it is considered that this would not result in unacceptable overlooking of 1 Nevelle Close.

9.9 The bin store to serve the apartments is relocated in this application to a position along the boundary with Nevelle Close. A path is provided from the store to Nevelle Close to allow bins to be moved for collection. Concerns have been expressed by neighbours that bin collection from Nevelle Close would result in obstruction of the private road by drivers waiting for lorries to complete bin collections. The Council's waste manager has been consulted on the application and has advised that the bin storage area is large enough to house the number of bins required for a fortnightly collection and that the waste collection crew drive into Nevelle Close for collections already and the property is on an existing collection route. Residents have also raised issues with the position of the bin store in relation to adjacent houses. The bin store is positioned approximately 8m from the boundary with the adjacent house and this is considered to be a reasonable distance to avoid unacceptable noise levels.

9.10 In terms of the effect of the proposal on the character of the area, the proposals are considered to be acceptable. The conversion of the building into apartments is acceptable in this residential area and the extension will give a more cohesive design to the property. The building will not extend further forward towards London Road than nearby properties and the trees along the boundary are shown to be retained.

## **ii. Tree Issues**

9.11 Trees on this site are protected by confirmed Tree Preservation Orders 198 and 745. Tree Service records indicate that a Copper Beech Ref T1 - TPO 745 collapsed in the earlier part of 2020. This was formerly a major constraint in relation to all previous development proposals on this site, specifically applications in 2008 and 2010. Both of these applications were refused at appeal partly for arboricultural reasons due to their impact on this and other trees.

9.12 The collapse of the Beech was dealt with under the Tree Preservation Order legislation. A replacement tree has now been provided on site and is shown on the submitted site plan. The replacement tree is automatically protected under the legislation and all original restrictions apply.

9.13 The site was the subject of dismissed planning appeals 08/00935/FUL & 10/00360/FUL and refused planning application 21/00460/FUL. The provision of parking spaces in close proximity to trees along the London Road boundary was part of the reason for previous dismissals at appeal. A root bridge construction method was recommended by the Council's tree officer for application 21/00460/FUL to enable parking spaces to be safely provided within the root protection areas (RPAs) of protected trees along the boundary with London Road. This was not provided by the applicant and the application was refused on the basis that the car parking spaces within the RPAs would have an adverse effect on trees. This current application does provide for a root bridge construction method under car parking spaces 13-22 which are the spaces within the RPAs of protected trees on the London Road boundary. This is considered to be an acceptable means of ensuring that the parking spaces do not adversely affect the health of these important trees.

9.14 Root Bridge is a modular steel lattice construction designed to protect tree roots where new developments are planned close to existing trees. It involves providing parking spaces on raised steel platforms above the RPA area. This protects the root areas from pressure from the use of the parking spaces which can result in compaction of soil and damage to tree routes, affecting the health of the trees. Subject to the provision of the root bridge construction in this area and suitable tree protection measures during construction, the tree service has no objection to the application.

## **iii Highway Issues**

### **Access**

9.15 The site is currently a small scale hotel and the access is located off the B3408 London Road via a private road known as Nevelle Close. The existing access will be reused for this proposal which is acceptable. Changes will be made to the access by the removal of existing walls at the entrance to ensure that delivery vehicles can safely enter the site.

### **Parking**



9.16 A total of 25 parking spaces have been provided which meets adopted car parking standards and includes 3 visitor parking spaces and 2 disabled parking spaces close to the main entrance to the building. Only 1 flat will need to have tandem parking which is considered to be acceptable.

9.17 Conditions will be required to ensure that parking spaces will be marked out and that spaces are signed where necessary to ensure that all cars use the spaces as intended to reduce the potential for overspill parking. Concerns have been raised in representations that parking from this site will take place outside the site in Nevelle Close. However, parking has been provided to meet parking standards and includes visitor parking.

9.18 The applicant has proposed 20% active and 20% passive electric vehicle parking provision which is acceptable. Due to the sensitive tree lined nature of the site a condition will require details of infrastructure such as ducting to be submitted for approval. This will also ensure that current provision and any future increases to the number of EV charging points will not have an adverse effect on trees. The level of EV charging proposed is acceptable in terms of current policy requirements

9.19 The refuse store to serve the site is shown to be relocated to the south west corner of the site, accessed from Nevelle Close. The site is currently served from Nevelle Close which is the existing refuse vehicles route and no change is therefore required to the refuse collection route or arrangements.

9.20 Cycle parking is required to be provided at one space per bedroom, a total of 24 cycle parking spaces. The development proposes eleven parking lockers, one for each apartment, provided around the perimeter of the building. Each locker would accommodate three cycles. A total of 33 cycle parking spaces will be provided which meets the adopted parking standards. A cycle parking stand is also provided for visitors.

#### **iv Biodiversity Issues**

9.21 The bat survey has been carried out by suitably qualified ecologists and in accordance with good practice guidance. The survey work shows that bats are unlikely to be present and therefore the local authority have sufficient information to conclude that the grant of consent would be unlikely to affect bats or their roosts.

#### **v Community Infrastructure Levy (CIL)**

9.22 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development.

9.23 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted), including extensions of 100 square metres of gross internal floor space, or more, or new build that involves the creation of additional dwellings.

9.24 CSDPD Policy CS6 states that development is expected to contribute to the delivery of:-

- (a) infrastructure needed to support growth and;
- (b) infrastructure needed to mitigate impacts upon communities, transport and the environment.

9.25 Guidance in the Planning Obligations SPD, is relevant.

9.26 CIL receipts could be spent on infrastructure projects that it intends will be wholly or partly funded by CIL. These comprise:-

- Provision and enhancement of land to Suitable alternative Natural Greenspace (SANG) standard (part of Special Protection Area (SPA) Avoidance and Mitigation measures)
- specified Local Road Network capacity improvements
- strategic road network improvement outside the borough
- specified footpath and cycleway improvements
- bus service subsidies
- specified educational projects
- libraries
- built sports facilities

#### **vi Thames Basin Heath SPA**

9.27 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m - 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on the integrity of the SPA, either alone or in-combination with other plans or projects. An Appropriate Assessment has therefore been carried out including mitigation requirements.

9.28 This site is located within 5km of the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.29 The total SPA related financial contribution for this proposal is £64,438. A S106 agreement will be required to secure this contribution.

### **10. CONCLUSIONS**

10.1 This full application proposes the change of use of the existing building from hotel to residential use and the erection of a two and a half storey extension to provide 11 no two bed apartments following the part demolition of extensions to the building.

10.2 The change of use of the building from hotel to residential is considered to be acceptable in this predominantly residential area. The proposed extension and external changes to the building are also acceptable in terms of their impact on the character of the area and amenities of adjacent properties. Parking has been provided to meet parking standards and adequate bin store and cycle store provision has been provided.

10.3 Trees on the site are protected by Tree Preservation Orders 198 and 745. Trees on site are shown in submitted plans to be retained and following the refusal of previous applications on the site, a root bridge protection scheme has been proposed that would enable the car park to be provided within tree root protection areas without harm to the trees.

10.4 The layout also includes the replacement Beech tree covered by TPO which was previously removed on site.

10.5 The proposal results in a net increase in new dwellings within 400m - 5km of the SPA and therefore will need to secure the identified SPA Mitigation through a S106 Legal Agreement. In the absence of the completion of a satisfactory S106 legal agreement the application is 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 and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

## 11. RECOMMENDATION

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

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:

NATH-006 REV B  
NATH-005  
NATH-004 REV G  
NATH-003  
NATH-002  
NATH-001

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 the approved plan NATH-004 REV G. received on 14.06.2022.

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.) 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]

Informative(s)

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



02. The applicant is advised that the following conditions require discharging prior to commencement of development: 3, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20.

03. The applicant is advised that the following conditions require discharging prior to practical completion of the development: 10,

The following conditions require discharge prior to the occupation of the dwellings hereby approved: 4, 5, 6, 11,

No details are required to be submitted in relation to the following conditions; however they are required to be complied with: 1, 2,

04. Notwithstanding the wording of Bracknell Forest Council's Parking Standards SPD, the Building Regulations part S "Infrastructure for the charging of electric vehicles" 2021 edition takes effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans applications or initial notices submitted before that date, provided the work is started on site before 15 June 2023. The applicant should familiarise themselves with, and comply with, the requirements of this document with regard to provision of electric vehicle charging infrastructure.

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).

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)

This page is intentionally left blank

**Unrestricted Report**

**ITEM NO: 8**

Application No.

**23/00514/3**

Site Address:

Ward:

Great Hollands

Date Registered:

9 August 2023

Target Decision Date:

4 October 2023

**Street Record Holland Pines Bracknell Berkshire**

Proposal:

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

Applicant:

Mrs Anne Searing

Agent:

(There is no agent for this application)

Case Officer:

Dexter Matthews, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

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



## **OFFICER REPORT**

### **1. SUMMARY**

1.1 Planning permission is sought for the conversion of grassed areas in 2 locations to provide 6 additional parking spaces in Holland Pines.

1.2 The development relates to a site within the settlement boundary. It is not considered that the development results in an adverse impact on the character and appearance of the area, residential amenity or highway safety.

<b>RECOMMENDATION</b>
-----------------------

Planning permission be granted subject to the conditions set out in Section 11 of this report.
--

### **2. REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application has been reported to the Planning Committee as it is a scheme which the Executive Director for Place, Planning and Regeneration is responsible for promoting.

### **3. PLANNING STATUS AND SITE DESCRIPTION**

<b>PLANNING STATUS</b>
------------------------

Within the defined settlement.
--------------------------------

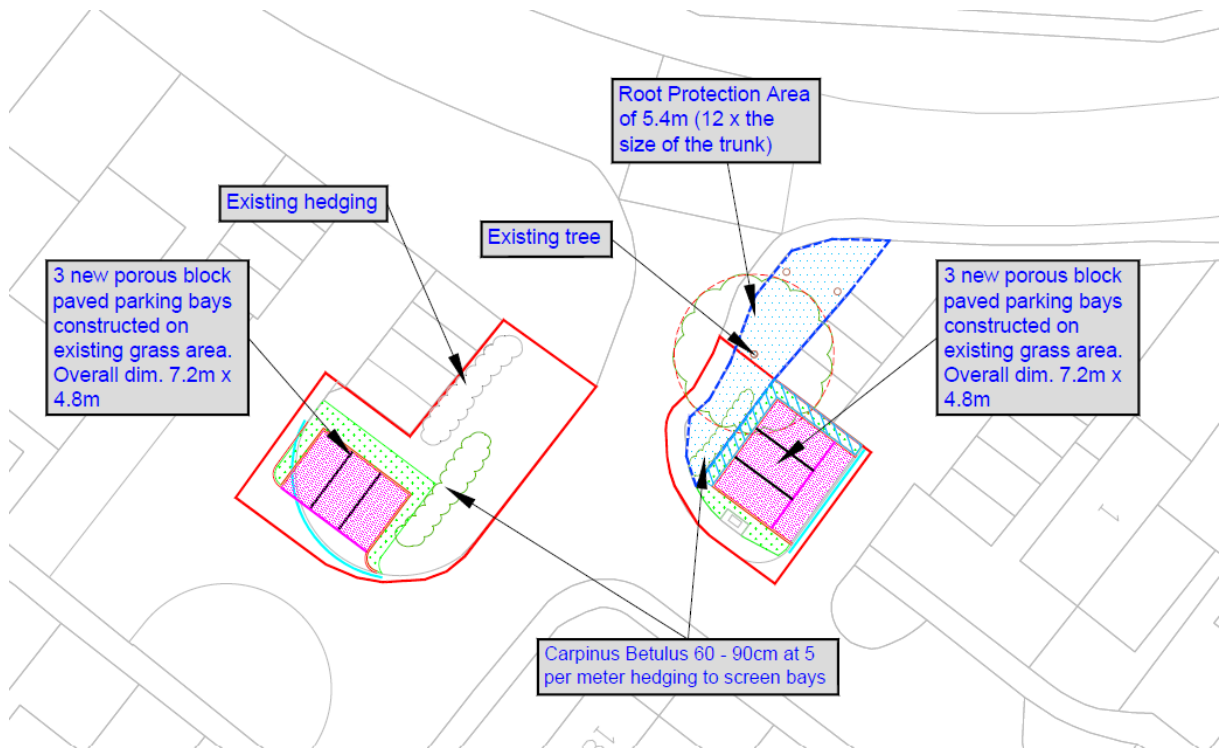
3.1 The proposed parking bays would be located in two areas of amenity land down the residential street of Holland Pines.

### **4. RELEVANT SITE HISTORY**

4.1 There is no relevant site history for the application.

### **5. THE PROPOSAL**

5.1 It is proposed to form 6 parking bays in total within Holland Pines at two locations as shown on the plan below.



## 6. REPRESENTATIONS RECEIVED

### Bracknell Town Council

6.1 Commented on the application on 05.09.23 and raised no objection.

### Other responses received

6.2 There have been no other representations or objections to the proposal.

## 7. SUMMARY OF CONSULTATION RESPONSES

### Highway Authority

7.1 The Highway Development Management Team has reviewed the proposals and has no objection. There is more than sufficient turning area beyond each space. Installation will need to be mindful of recently installed telecoms equipment in the vicinity of the eastern spaces.

### Landscaping Officer

7.2 No objection subject to conditions.

### Tree Service

7.3 No objection subject to a pre-commencement condition.

## 8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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

	<b>Development Plan</b>	<b>NPPF</b>
--	-------------------------	-------------

General policies	CS1, CS2 of CSDPD	Not fully consistent
Residential amenity	Saved policy EN20 of BFBLP, HO8 of BTNP	Consistent
Design and character	CS7 of CSDPD, Saved policy EN20 of BFBLP, HO8 of BTNP	Consistent
Trees and landscape	'Saved' policies EN1 and EN20 of BFBLP, EV4 of BTNP	
Highways	CS23 of CSDPD, Saved policy M9 of BFBLP	Consistent
<b>Supplementary Planning Documents (SPD)</b>		
Parking Standards SPD (2016)		
Design SPD (2011)		
<b>Other publications</b>		
National Planning Policy Framework (NPPF) 2023 and National Planning Policy Guidance (NPPG)		

## 9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i Principle of development
- ii Impact on character and appearance of the area
- iii Impact on residential amenity
- iv Highway Safety considerations
- v Landscaping considerations
- vi Tree Considerations

### i. Principle of development

9.2 The application site is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD Policies CS1 (Sustainable Development), CS2 (Locational Principles) and the NPPF subject to no adverse impacts upon character and appearance of surrounding area, residential amenities of neighbouring properties and highway safety. These matters are assessed below.

### ii. Impact on character and appearance of the area

9.3 The parking bays are to be located on grassed amenity land.

9.4 The proposed bays are not considered to have a significant detrimental impact on the streetscene as there are existing areas for parking within close proximity. The provision of hedging is considered to soften any visual impacts.

### iii. Impact on Residential Amenity

9.5 Due to the nature of the proposed parking spaces, they would not result in an adverse impact on the residential amenities of the occupiers of neighbouring properties in regard to possible overlooking, overbearing or overshadowing. This is currently a built-up residential area containing existing parking spaces; it is therefore considered that the proposal would not result in an unacceptable adverse level of noise and disturbance to the local residents.

### iv. Highway Safety

9.6 The Highway Authority considered that the new parking bays would not affect the existing access or parking arrangements and will help improve highway and pedestrian safety. The Highway Authority therefore raised no objection.

#### **v. Landscaping Considerations**

9.7 The Landscaping Officer has verbally confirmed that the proposed hedging is acceptable to screen and soften the parking areas. The proposed hedging would enhance the character of the area whilst also mitigate the loss of amenity grass areas.

#### **vi. Tree Considerations**

9.8 The early mature red-leaf maple indicated on the plan has moderate amenity value and forms part of a group with two other early mature trees; a silver birch and a field maple. These are considered to be B2 grade or “moderate” quality in accordance with BS 5837 “Trees in relation to design, demolition and construction”.

The Tree Service concluded that the tree is more than likely to tolerate the low impact from the minor incursion into the root protection area (RPA) with no significantly detrimental long-term effects on its health, structural integrity or life expectancy so long as temporary protection measures are implemented.

Protective fencing is proposed to be erected around the grass verge and trees creating a no access area and protective matting is proposed surrounding the bays to avoid soil compaction.

### **10. CONCLUSIONS**

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the character and appearance of the surrounding area, highway safety or the residential amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposed development complies with 'saved' policies EN20 and M9 of the BFBLP, policies CS1, CS2, CS7 and CS23 of the CSDPD, BFBC SPDs and the NPPF.

### **11. RECOMMENDATION**

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

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

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

2. The development hereby permitted shall be carried out only in accordance with the following approved plans 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 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]

## **Informatives**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal



to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The following conditions do not require details to be submitted, but must be complied with:
  1. Time limit
  2. Approved plan
  3. Landscaping
  4. Tree protection
03. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.
04. This is a planning permission. Before beginning any development you may also need separate permission(s) under Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restrictions.

This page is intentionally left blank