

**PLANNING COMMITTEE  
21 MARCH 2024  
6.30 - 8.40 PM**



**Present:**

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

**Apologies for absence were received from:**

Councillor Karim

**Present Virtually:**

Councillor Egglestone

**Visiting Members:**

Councillors T.Eberle and Gillbe

**55. Minutes**

**RESOLVED** that the minutes of the meeting held on 22 February 2024 be approved as a correct record.

**56. Declarations of Interest**

There were no declarations of interest.

**57. Urgent Items of Business**

The Committee noted that on Monday 18 March, members of the Committee had received a private briefing on the planning policies in the new local plan which would affect all future applications including 23/00767/FUL - Beaufort Park.

**58. 23/00767/FUL - Beaufort Park South Road Wokingham Berkshire**

**Erection of 226 dwellings including associated on-site SANG with an access route, open space and pedestrian/cycle connections.**

The Committee noted:

- The representations of two public speakers at the meeting.
- The Representations from Councillor T Eberle
- The response from Bracknell Town as outlined in the report.
- The further 38 letters of objection as outlined in the report.
- The objections from Crowthorne Village Action Group (CVAG) as outlined in the report.
- The supplementary report tabled at the meeting.
- The further 181 letters of objection as outlined in the supplementary report.
- That a site visit had taken place on 16 March 2024 with Councillors Barnard, Brown, Collings, Egglestone, Hayes, McKenzie-Boyle, O'Regan, Penfold, Temperton and Zahuruddin.

**RESOLVED** 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 residential development upon the Thames Basins Heath SPA to include a sum for the future management and maintenance..
- Requirement to enter into S278 for the construction of the access and off-site in-kind works to pedestrian/cycle ways.
- Travel Plan
- Contributions towards community facilities.
- Off-site OSPV contributions.
- SuDS monitoring fee.
- Affordable housing
- Secure Biodiversity Net Gain in line with the submitted plans for 30 years.
- Biodiversity Net Gain Monitoring sum
- 30 Year Development Landscape Management Plan to ensure delivery of biodiversity net gain.
- Woodland Management Plan - to cover woodland outside SANG within the red line boundary
- Enter into S38 and S278 agreements to secure necessary highway works.

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

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

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

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

BFT-AHR-SO-ZZ-DR-A-10-115 REV C1  
123 PS-103 REV V  
123 PS-110 REV T  
123 PS-102  
123 PS-104  
123 PS-201  
123 PS-202  
123 PS-203  
123 PS-204  
123 PS-205 REV A  
123 PS-206 REV C  
123 PS-207 REV D  
123 PS-208 REV A  
123 PS-209 REV A  
123 PS-210 REV A  
123 PS-211 REV A  
123 PS-212 REV A  
123 PS-213 REV B  
123 PS-214 REV A  
123 PS-215 REV A  
123 PS-216  
123 PS-220 REV A  
123 PS-222 REV B

123 PS-601 REV A  
123 PS-602 REV A  
123 PS-603 REV A  
123 PS-604 REV A  
123 PS-605 REV A

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

03. 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 dwellings 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 where lighting is 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: BFLP LP 3 and LP 53]

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

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Plans and Policy: BFLP LP 62]

05. Prior to occupation of the first flatted unit, details of appropriate signage for the car parking spaces for the flatted units and plots e57-e60 will be submitted to and approved by the LPA. The signage shall be installed as approved and retained thereafter

REASON: To ensure adequate parking is provided. [Relevant Policy: BFLP LP 62]

06. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to the flatted units hereby permitted.

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: BFLP LP 62]

07. No gates at either the Nine Mile Ride or South Road entrances shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety. [Relevant Policies: BFLP LP 25]

08. The development shall not begin until a scheme for the provision of affordable housing in addition to the 35% affordable housing secured through the Section 106 agreement has been submitted to and approved in writing by the Local Planning Authority. The 15 % additional affordable housing ( total provision of 50%) shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2023 or any future guidance that replaces it. The scheme shall include: (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 15% of housing units, including a minimum of 4 x M4(3) adaptable units; (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider; (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and (v) the occupancy criteria to be used for determining the identity of the occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: to secure the provision of additional affordable housing, over and above the policy requirement, in the event that grant funding is awarded by Homes England.

09. Prior to commencement of the development (excluding site clearance), a scheme for the phasing of the development shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area. [Relevant Policies: BFLP LP 28]

10. Prior to the commencement of the development hereby approved, a scheme for the protection of the retained trees, in accordance with Tree Works Plan D8765.002, shall be submitted to and approved by the Local Planning Authority.

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: BFLP LP 54]

11. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive unless a nesting bird check has been conducted by a suitably qualified ecologist. Any active birds' nest that are discovered shall be protected by an appropriate 5m buffer around the nest and the nest shall be retained until such time that the chicks have fledged.

REASON: In the interests of nature conservation [Relevant Plans and Policies: BFLP LP 53]

REASON: In the interests of nature conservation [Relevant Plans and Policies: BFLP LP 53]

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

- i) control of noise
- ii) control of dust, smell and other effluvia
- iii) control of surface water run off
- iv) site security arrangements including hoardings
- v) proposed method of piling for foundations
- vi) construction and demolition working hours

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

viii) Details of hours of work,

ix) control of lighting to avoid noise nuisance

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

REASON: In the interests of the amenities of the area. [Relevant Policies: BFLP LP 58]

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

- (i) Location of the access for demolition and construction vehicles;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) Areas for loading and unloading of plant and materials;
- (v) Areas for the storage of plant and materials used in constructing the development;
- (vi) Location of any temporary portacabins and welfare buildings for site operatives;
- (vii) Details of any external lighting of the site;
- (viii) Measures to prevent ground and water pollution from contaminants on-site;
- (ix) Details of wheel-washing facilities;
- (x) Measures to minimise the pollution potential of unavoidable waste;
- (xi) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xii) details of measures to mitigate the impact of demolition and construction activities on ecology; and
- (xiii) 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 Plans and Policies: BFLP LP 58]

14. No development (including site clearance) shall begin until an updated Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the local planning authority. The scheme shall include details of:

- i. Updated protected species surveys
- ii. measures to avoid harm to protected and notable species
- iii. features provided to mitigate the loss of habitat
- iv. habitat and biodiversity enhancements (not mitigation)
- v. on-going management of new features/habitat.

The Updated Ecological Mitigation and Enhancement Strategy shall be implemented in accordance with the approved details. An ecological site inspection report confirming the implementation of the approved measures shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFLP LP 53]

15. No development within a phase shall take place until full details of the Drainage Strategy and System(s) for that phase showing all off-site connections and a programme for delivery have been submitted to and approved in writing 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 BFLP LP 57.

16. No occupation of any dwelling in each phase shall take place until details of how the surface water drainage shall be maintained and managed for that phase 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 BFLP LP 57.

17. The development hereby approved shall not be occupied until details of car ports have been submitted for approval. The car ports once approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users. [Relevant Policy: BFLP LP 62]

18. No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development 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: BFLP LP 50].

19. The development hereby approved shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities for the flatted units within the scheme and full details of sheds to provide cycle parking for the dwelling houses. . The flatted units and dwelling houses shall not be occupied until the approved scheme has been implemented. The facilities and sheds shall be retained thereafter.

REASON: In the interests of accessibility of the development to cyclists.  
[Relevant Policies: BFLP LP 62]

20. The development hereby approved shall not be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the dwelling to which it relates and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity. [Relevant Policies: BFLP LP50]

21. The development hereby approved shall not be occupied until the following have been submitted to and approved in writing by the Local Planning Authority:

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

No dwelling shall be occupied until the landscaping for that plot has been carried out in accordance with the approved soft landscape planting scheme

All other hard landscape elements of the approved landscape scheme shall be carried out prior to the occupation of the 226th dwelling on the approved development.

The details in respect of 1), above shall include:

a) Comprehensive planting plans showing 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) Means of enclosure (walls and fences etc)

d) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

e) Any trees or plants which die, are removed, uprooted, are significantly damaged, become diseased or deformed within a period of 5 years from the completion of the development are to be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation

REASON: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

[Relevant policies: BFLP LP 50 and LP 54]

22. The development hereby approved shall not be occupied until an Air Quality Assessment has been submitted to the local planning authority to demonstrate any likely changes in air quality exposure to air pollutants as a result of the proposed development, including any impacts on air quality management areas. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. The assessment will need to:

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

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

The air quality assessment should demonstrate that the proposal will deliver safe and habitable standards of air quality for future residents of the development.

Reason: To protect air quality in the area and safeguard public health  
[Relevant policy: BFLP LP 58].

23. The development hereby approved shall not be occupied until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Energy Demand Assessment as approved and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources. [Relevant Plans and Policies: BFLP LP 27 and LP 55]

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

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: BFLP LP 27 and LP 55]

25. No development above slab level shall take place 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 the approved details. 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 adjacent carriageway.

REASON: In the interests of highway safety.  
[Relevant Policies: BFLP LP 25]

26. No development above slab level shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for offsite highway works including the following:

- I. the proposed roundabout access onto Nine Mile Ride which is to be constructed within land in the applicants control or adopted highway; and
- II. the proposed access on South Road.

No dwelling served by the relevant access shall be occupied until the relevant off site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.  
[Relevant Policy: BFLP LP 25]

27. No part of the development shall be occupied until a scheme for informing buyers about protected species such as reptiles and nesting birds in gardens and the surrounding area, their importance, how they may impact on, and encounter them, has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the scheme to inform buyers.

REASON: In the interests of nature conservation [Relevant Plans and Policies: BFLP LP 53]

28. No dwelling shall be occupied until a means of access to said dwelling has been constructed for vehicles, pedestrians and/or cyclists in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The means of access shall thereafter be retained unobstructed for its intended use.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.  
[Relevant Policies: BFLP LP 25]



29. No dwelling shall be occupied until the associated vehicle parking and turning space for the dwelling has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Identified parking courts shall not thereafter be used for any purpose other than parking and turning.

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: BFLP LP 25 and LP 62]

30. Plots f16-f26 shall not be occupied until a footway for pedestrians on the western side of the access road has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access to pedestrians. [Relevant Policies: BFLP LP 25]

31. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the practical completion of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed including UKHABS types over a period of 30 years
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management including biodiversity net gain target habitat types and condition
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) On-going monitoring and remedial measures.

The landscape and ecological management plan (LEMP) shall be implemented as approved.

REASON: In the interests of nature conservation  
[Relevant Plans and Policies: BFLP LP 53]

32. Prior to practical completion of any dwelling in each phase a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted to 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 BFLP LP 57

33. No development shall commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- 1 The programme and methodology of site investigation and recording
- 2 The programme for post investigation assessment
- 3 Provision to be made for analysis of the site investigation and recording
- 4 Provision to be made for publication and dissemination of the analysis and records of the site investigation

5 Provision to be made for archive deposition of the analysis and records of the site investigation

6 Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

7 Early mitigation, prior to reserved matters, is recommended which would permit any archaeology found to inform on the design details of this development.

REASON: To ensure the protection and enhancement of the historic environment in accordance with BFLP Policy LP 29.

34 The Development shall take place in accordance with the WSI approved under condition 33.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 32 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with BFLP Policy LP 29.

35 If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

Reason:

To protect future occupiers and users of the site from the harmful effects of contamination

Conservation

[Relevant Plans and Policies: LP 58]

36 Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 35) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason:

To protect future occupiers and users of the site from the harmful effects of contamination

[Relevant Plans and Policies: BFLP LP 58]

37 No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority on the SANG and safeguarded land::

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

The SANG and safeguarded land shall not be brought into use until the landscaping has been carried out in accordance with the approved soft landscape planting scheme.

The details in respect of 1), above shall include:

- a) Comprehensive planting plans showing 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) Means of enclosure (walls and fences etc)
- d) Paving including pedestrian paths, , proposed materials and construction methods, cycle routes, parking courts.
- e) Any trees or plants which die, are removed, uprooted, are significantly damaged, become diseased or deformed within a period of 5 years from the completion of the development are to be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation

REASON: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the SANG in the interests of the visual amenity of the area.

[Relevant policies: BFLP LP32, LP 50, LP53 and LP 54]

In the event of the S106 agreement not being completed by 30th June 2024, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

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

02 The proposed development would unacceptably increase the pressure on highways and transportation infrastructure and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space, biodiversity and community facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to the Planning Obligations SPD and the NPPF.

03 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

04 In the absence of a planning obligation to secure an appropriate level of affordable housing the proposal is contrary to policy LP16 of the Local Plan 2024.

05 In the absence of a planning obligation to secure payments to monitor the required SuDS scheme 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.

A Recorded Vote was called for by Councillor Hayes and the voting on the motion was as follows:

FOR (5): Councillors Brown, Collings, Frewer, O'Regan and Penfold

AGAINST (5): Councillors Barnard, Hayes, McKenzie-Boyle, Smith, Zahuruddin

The vote was therefore carried, by the Chair, Councillor Brown's casting vote.

**CHAIRMAN**