

PLANNING COMMITTEE
18 APRIL 2024
6.30 - 7.55 PM



Present:

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

Visiting Members:

Councillor Gillbe

59. Minutes

The minutes of the meeting held on 21 March 2024 were approved as a correct record.

60. Declarations of Interest

There were no declarations of interest.

61. Urgent Items of Business

There were no urgent items of business.

62. PS 23/00031/OUT Bracknell Town Football Club Larges Lane Bracknell Berkshire RG12 9AN

Outline application with matters of access, appearance, layout and scale to be determined for the erection of 24no. dwellinghouses and two residential apartment buildings comprising 64no. dwellings (88no. dwellings total) with associated access and parking, following demolition of existing dwelling and sports buildings.

The Committee noted:

- 15 letters off objections as outlined in the report.
- A letter off support as outlined in the report.
- The supplementary report tabled at the meeting.
- The further letter of objection as outlined in the supplementary report.
- The further letter of support as outlined in the supplementary report.
- The representations from the applicant as outlined in the supplementary report.
- That a site visit that had taken place on 13 April 2024 with Brown, Smith, Egglestone, Karim and Collings present.

RESOLVED Following the completion of a Section 106 agreement pursuant to the Town and Country Planning Act 1990 to secure planning obligations relating to the following:

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

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

1. Approval of the details of landscaping of the development (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
3. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
4. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents: -
 - 20-J3128-SLP01
 - 20-J3128-609 REV A
 - 20-J3128-608 REV A
 - 20-J3128-607 REV A
 - 20-J3128-606 REV A
 - 20-J3128-605 REV A
 - 20-J3128-604
 - 20-J3128-603
 - 20-J3128-602
 - 20-J3128-601
 - 20-J3128-504/A
 - 20-J3128-503/A

20-J3128-503.2

20-J3128-502/A

20-J3128-501/A

Enzygo Geo-Environmental Report CRM.1265.021. GE.R.002.B

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

5. Prior to commencement of any development above slab level, samples of the external materials to be used in the buildings/dwellings hereby approved to include details of screens on the first floor balcony on plot 15 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: [BFLP LP 50]
6. Prior to commencement of any development above slab level, details showing the finished floor levels of the buildings/dwellings hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Policies: BFLP LP50]
7. No development above slab level works, shall take place until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained and maintained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: BFLP LP 27 and LP 55]
8. 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 assessment shall demonstrate how the development will contribute towards the target of net zero carbon for regulated emissions. 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]
9. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works, all construction works and hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:-
 - a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.

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

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

REASON: In order to safeguard trees and other vegetation.

[Relevant Policies: BFLP LP 28]

10. The protective fencing and other protection measures specified by condition 9 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

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

[Relevant Policies: BFLP LP 28]

11. No development (other than that required to carry out remediation) shall commence until the approved remediation scheme (Geo-Environmental Report CRM.1265.021. GE.R.002.B) has been carried out in full accordance with its terms. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, 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. [Relevant Plans and Policies: BFLP LP 58]

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

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

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. [Relevant Plans and Policies: BFLP LP 58]

13. No development (including demolition and site clearance) shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include as a minimum:

- (i) Location of the access for demolition and construction vehicles;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) Areas for loading and unloading of plant and materials;
- (v) Areas for the storage of plant and materials used in constructing the development;
- (vi) Location of any temporary portacabins and welfare buildings for site operatives;
- (vii) Details of any security hoarding;
- (viii) Details of any external lighting of the site;
- (ix) Details of the method of piling for foundations;
- (x) Measures to control the emission of dust, dirt, noise and odour during construction;
- (xi) Measures to control rats and other vermin;
- (xii) Measures to control surface water run-off during construction;

- (xiii) Measures to prevent ground and water pollution from contaminants on-site;
- (xiv) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xv) Details of wheel-washing facilities;
- (xvi) Measures to minimise, re-use and re-cycle materials and waste arising from demolition;
- (xvii) Measures to minimise the pollution potential of unavoidable waste;
- (xviii) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xix) details of measures to mitigate the impact of demolition and construction activities on ecology; and
- (xx) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

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

[Relevant Policies: BFLP LP 58]

14. No building/dwelling hereby permitted shall be occupied until a means of vehicular access to the site has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
[Relevant Policies: BFLP LP 25]
15. No building/dwelling hereby permitted shall be occupied until a means of access to it for pedestrians and cyclists has been constructed in accordance with the approved plans.
REASON: In the interests of accessibility and to facilitate access by pedestrians and cyclists.
[Relevant Policies: BFLP LP 25]
16. No building/dwelling hereby permitted shall be occupied until visibility splays of 2.4m x 43m in each direction at the junction of the access road and Larges Lane have been provided. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: BFLP LP 25]
17. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces 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 62]
18. There shall be no restrictions at any time on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, the dwellings

hereby permitted (other than those parking bays marked as disabled or as EV charging bays which may be restricted for use by people with disabilities or electric vehicle owners respectively).

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

[Relevant Policies: BFLP LP 62]

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

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

[Relevant Policies: BFLP LP 62]

20. No gates shall be installed at any time at the vehicular accesses to the site.

REASON: In the interests of highway safety.

[Relevant Policies: BFLP LP 25]

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

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

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

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

REASON: In the interests of highway safety.

[Relevant Policies: BFLP LP 25]

22. No development shall take place until the applicant or their agents or successors in title have implemented a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

The programme of archaeological work will provide for:

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

This condition may not be discharged until the full programme of archaeological work has been satisfactorily completed. The development shall only take place in accordance with the detailed written scheme of investigation approved pursuant to this condition.

REASON: The site lies within an area of high archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

[Relevant Policies: BFLP LP 29]

23. No development shall take place until Community Use Agreements prepared in consultation with Sport England have been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreements have been provided to the Local Planning Authority. The agreements shall apply to the enhanced facilities for football detailed in the submitted document Bracknell Town FC & Sandhurst Town FC - an overview of our position by the SB Group and shall include details of pricing policy, hours of use, access by community users, management responsibilities and a mechanism for review. The Community Use Agreements shall be retained, and access provided to the facilities in strict compliance with the approved agreements.

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

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

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

25. Any reserved matters submission shall be accompanied by a supplementary Biodiversity Net Gain report identifying any changes to the predicted biodiversity credits of that development parcel(s) as stated in the approved Biodiversity Net Gain Report (David Archer Associates, July 2023).

REASON: In the interests of biodiversity.
[Relevant Policies: BFLP LP 53].

26. No development shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. An ecological site inspection report shall be submitted within three months of the date of the first occupation demonstrating the implementation of the approved enhancements. The approved scheme shall be performed, observed and complied with.

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

27. 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 any part 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 organization responsible for implementation of the plan
- h) On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the on-going implementation of the plan will be secured by the developer with the management bodies for the development being 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: BFLP LP 53]

28. No part of the development shall be occupied until details of a refuse management plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be operated in accordance with the approved details.
REASON: To ensure the provision of satisfactory waste storage facilities in the interests of amenity. [Relevant Policy: BFLP LP 50]
29. Development of Block A shall not commence until details of the footpath to the north of the block have been submitted to and approved in writing by the Local Planning Authority. The submitted details should include full details of the construction of this pedestrian route including retaining walls or other structures and levels along its length, together with connections with adjoining pedestrian routes within and beyond the site in order to ensure that this route provides an accessible pedestrian link to the cricket club.
REASON: To achieve accessibility and in the interests of the amenities of the area.
[Relevant Policy: BFLP LP 25]
30. No development shall take place until full details of the Surface Water Drainage System, in accordance with the drainage strategy contained within Flood Risk Assessment Ref 10473 dated 12 July 2023, have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate; and
 - b) Calculations demonstrating the drainage design can accommodate the design rainfall using FEH rainfall data
 - c) Third party consent where required for offsite drainage works.
 - d) Thames Water consent to discharge at proposed discharge rate into public sewers
 - e) Confirmation of the gully spacing calculations to demonstrate that they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.
 - f) A Management and Maintenance Plan for the proposed drainage system to demonstrate how it would be maintained over the lifetime of the development.
- 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.
[Relevant Policy: BFLP LP 57]
31. 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.

[Relevant Policy: BFLP LP 57]

32. No building or dwelling or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the Local Planning Authority.

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

[Relevant Policy: BFLP LP 57]

33. No occupation of any dwelling shall take place until a verification report by an independent body, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented to serve the particular property, has been submitted to and approved in writing by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes, cover systems, etc.

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

[Relevant Policy: BFLP LP 57]

34. No development shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to show how all dwellings will meet the requirements of Part M4 Category 2 – Accessible and adaptable dwellings of the Building Regulations 2010 (Approved Document ‘M’ – Access to and use of Buildings – dwellings 2015) (as amended) and any subsequent updates and how at least 5% of all dwellings will meet the Part M4(3)(2)(a) standard for wheelchair adaptable dwellings. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development meets high standards of accessibility.

Relevant Policy: BFLP LP 38.

35. Prior to the occupation of each phase of the development details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure with a minimum output of 7kW shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainable transport.

[Relevant Policy: BFLP LP62.

36. The first floor window in the side elevation of plot 15 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFLP LP 50.

In the event of the s106 planning obligations not being completed by 30th June 2024 the Assistant Director: Planning be authorised to either extend the deadline 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 LP 32 of the Local Plan 2024 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, 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 measures, open space, and community facilities, the proposal is contrary to policies LP 25, LP 44, LP 45, LP 60 of the Local Plan 2024 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 policy 53 of the Local Plan 2024.

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 policy LP 57 of the Local Plan 2024.

63. **23/00583/FUL Former The Mango Tree 63 Church Street Crowthorne Berkshire RG45 7AW**

Section 73 application to vary Condition 02 (approved drawings) of Planning Permission 21/00217/FUL (Construction of a replacement building to provide 8 No. residential flats with ancillary car parking and landscaping.) [Note for clarification: application proposes internal changes to ensure compliance with Building Regulations and change to size of flats provided at 2nd floor level which necessitates changes to fenestration including the provision of 2no. additional dormer windows].

The Committee noted:

- The objections of Crowthorne Parish Council as outlined in the report.
- 3 letters off objections as outlined in the report.
- The supplementary report tabled at the meeting.
- The additional condition as outlined in the supplementary report
- The Site visit that had taken place with Councillors Brown, Smith, Egglestone, Karim and McKenzie-Boyle present.

RESOLVED that with the amendment of condition 8 to include 2 visitor parking spaces and the addition of the following informative:

The applicant is advised that the application submitting details pursuant to Condition 03 of this permission will be determined by the Planning Committee who wish to be assured that the proposed materials, including the reclaimed bricks, respect the character of the Conservation Area.

The application be **APPROVED** subject to a deed of variation to the original s106 agreement dated 25 October 2022 and the following conditions:

01. The development hereby permitted shall be begun before 03.11.2025.

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: -

1152 1000 B Proposed Site Plan

1152 1004 A Rear and Side Elevations

1152 1003 A Front and Side Elevations

1152 1002 A Second Floor and Roof Plan

1152 1001 Ground and First Floor Plan

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

03. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

a) Sample panel of all facing materials to be used and a sample panel(s) of brickwork which shall use re-claimed bricks which demonstrates the brick type, colour, texture, face bond,

mortar mix and pointing, to be erected on site and maintained there during the course of construction;

b) Samples and/or manufacturer's details of the roof materials for the proposed works,

c) Plan and elevation, with materials annotated, of all new window openings (showing brick gauged headers);

d). Plan and elevation drawings, with materials annotated, of all new doors at a minimum scale of 1:10 with typical moulding and architrave.

The relevant part of the works shall not be carried out otherwise than in accordance with the approved details.

REASON: In order to safeguard the appearance of a building in a Conservation Area in accordance with the requirements of policy.

[Relevant Policies: BFBLP LP 28, LP 29, LP 50]

04. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

-schedule of materials and finishes for the hard landscaping including car parking and access road surfaces.

All work shall be carried out in full accordance with the approved document(s).

REASON: In order to safeguard the appearance of the site in a Conservation Area in accordance with the requirements of policy.

[Relevant Policies: BFBLP LP 28, LP 29, LP 50]

05. No development (other than the construction of the access) shall take place until the access onto Church Street has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.
[Relevant Policies: BFBLP LP 25, LP 26]

06. No dwelling shall be occupied until the access road between the adopted highway of Church Street and the car parking and turning area including provision for both vehicles and pedestrians has been constructed in a bound or bonded material in accordance with the approved plans.

REASON: In the interests of highway safety.
[Relevant Policies: BFBLP LP 25, LP26]

07. No dwelling shall be occupied until the associated vehicle parking and turning space for 17 cars to park and turn has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for the parking of cars 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 LP 25, LP 26, LP 62]

08. The development shall not be occupied until (a) details of the location of 2 visitor car parking space, and (b) details of the signing for the visitor space have been submitted to and approved in writing by the Local Planning Authority. The visitor car parking space shall be provided and signed in accordance with the approved details and the space and signage shall thereafter be retained 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 LP 25, LP 62]

09. The development shall not be occupied until 17 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP LP 25, LP 62]

10. No development shall take place until a Construction Transport Management Plan has been submitted to and approved in writing by the Planning Authority to include:

- (a) Details of parking for contractors and visitors;
 - (b) Details of areas for storage of plant and materials;
 - (c) Details of areas for welfare and associated cabins;
 - (d) Details of wheel wash to be provided to avoid deposition of material on the highway; and
 - (e) Swept path drawings indicating that the largest anticipated construction vehicle can turn around within the site and leave in a forward gear onto Church Road.
- The approved Construction Transport 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 and in the interests of highway safety.

[Relevant Policies: BFBLP LP 25, LP 62]

11. No development (including demolition and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) 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 CEMP shall include measures for:

- the control of dust, odour and other effluvia
- the control of noise (including noise from any piling and permitted working hours)
- the control of pests and other vermin (particularly during site clearance)
- the control of surface water run-off)
- the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site
- the control of waste from the site so that NO BURNING will commence.

Construction activity shall be carried out in accordance with the approved CEMP.

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

[Relevant Policies: BFBLP LP 58]

12. During the construction of the development hereby approved the Arboricultural Method Statement Addendum and Tree Protection Plan produced by ATS dated June 2021 shall be complied with in full.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention.

[Relevant Policy: BFBLP LP 54]

13. The following window(s) in the development hereby permitted or any replacement window shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

- Flat 6 – 2 x windows, first floor living, kitchen/diner windows south-eastern (side) elevation
- Flat 5 - 1 x first floor bedroom windows south-eastern (side) elevation
- Flats 7 and 8 - dormer windows south-eastern (side) elevation
- Flat 3 -2 x windows, ground floor living room and kitchen diner window south-eastern (side) elevation

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policy: BFBLP LP 50]

14. The Technical Briefing Note, Addendum Bat Roost Assessment Report, dated Dec 2020 produced by aspect ecology, shall be complied with in full during the development.

REASON: In the interests of biodiversity.

[Relevant Policy: BFBLP LP 53]

15. No dwelling shall be occupied 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 to include the retention of the hedge on the northwestern boundary, proposed numbers/densities locations.
- b)Comprehensive 5 year post planting maintenance schedule.
- c)Paving including paths, patios, proposed materials and construction methods, parking courts, etc.
- d)Location, site specific design (including foundation requirements), and implementation method statement for permanent low barriers to prevent vehicle parking access onto retained soft landscaping areas forming part of the Root Protection areas of protected trees affecting the site.

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 BS 8545:2014 - Trees: from nursery to independence in the landscape - Recommendations or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications for Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose

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

[Relevant Policy: BFBLP LP 54]

16. 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 in accordance with the approved drawings (GTA submission dated 21st July 2021)

These shall include:

full details of all components of the proposed drainage system including dimensions, permeable paving construction, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table. The agreed details shall be fully implemented within the development.

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

[Relevant Policy: BFBLP LP 57]

17. No dwelling shall be occupied until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

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

[Relevant Policy: BFBLP LP 57]

18. No dwelling 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 .

[Relevant Policy: BFBLP LP 57]

19. Prior to practical completion of any dwelling 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 Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes, cover systems.

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

Relevant Policy: BFBLP LP 57]

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

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

[Relevant Policy: BFBLP LP 55]

21. No dwelling shall 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 Policy: BFBLP LP 50]

22. The rooflight in Flat 8 on the south-eastern (side) elevation or any replacement rooflight shall be set more than 1.7 metres above the floor of the room in which the roof light is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policy: BFBLP LP 50]

23. No part of the development shall be occupied until details of on-site refuse storage 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 development and thereafter permanently retained.

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

[Relevant Policy: BFBLP LP 50, LP 58]

24. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the building, and entrances to the flats, 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 and to provide level access. [Relevant Policies: BFBLP LP 50 and LP 38]

64. **23/00757/PAE Manhattan House 140 High Street Crowthorne RG45 7AY
Berkshire**

Application to determine if prior approval is required for a proposed change of use from Commercial, Business (Use Class E) to Residential (Use Class C3) and the formation of six flats.

The Committee noted:

- 5 letters off objections as outlined In the report.
- A letter off support as outlined in the report.
- The objections of Crowthorne Parish Council as outlined in the report.
- The supplementary report tabled at the meeting.
- The representations of the applicant as outlined in the supplementary report.

RESOLVED That Prior Approval is **GRANTED** with the following conditions–

01. Development under Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), must be completed within a period of 3 years starting from the date of the prior approval.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 13th November 2023 and 7th March 2024 namely:

MH1
MH2
MH 3A
MH 4A
MH 5A
MH 6A
MH 7A

159512- 001 Rev A Proposed Parking Layout received 7th March 2024

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

03. No dwelling shall be occupied until: (a) the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing (159512-001 Rev A) providing six car parking spaces for residents (marked with a blue circle on the approved plan), one visitor space (marked V on the approved plan) and two replacement spaces for the ground floor retail uses (marked R on the approved plan); and (b) details of the signing for the spaces have been submitted to and approved in writing by the Local Planning Authority. The spaces and turning areas shall thereafter be kept available for parking and turning and marked and signed for the approved uses 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: Bracknell Forest Local Plan policies LP25 and LP62]

04. The development shall not be occupied until six secure and covered cycle parking spaces have been provided in the locations identified for cycle parking on the approved plan (159512-001 Rev A) within the development. The cycle parking spaces and facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: Bracknell Forest Local Plan policies LP25 and LP62]

65. **24/00141/PAE One The Braccans London Road Bracknell Berkshire RG12 2XH**

Agenda item 8 was withdrawn from the agenda as the item could be determined under delegated powers.

CHAIRMAN