

Notice of Meeting

Planning Committee

Councillor Dudley (Chairman),
Councillor Brossard (Vice-Chairman),
Councillors Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo,
Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie,
Mrs McKenzie-Boyle, Mossom, Parker, Skinner and Virgo

Thursday 17 December 2020, 6.30 - 9.30 pm
Online Only



Agenda

Item	Description	Page
1.	Apologies for Absence	
	To receive apologies for absence.	
2.	Minutes	3 - 32
	To approve as a correct record the minutes of the meeting of the Committee held on 12 November 2020.	
3.	Declarations of Interest	
	<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.	Urgent Items of Business	
	Any other items which, pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman decides are urgent.	

Planning Applications

(Head of Planning)

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.

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.

5.	17/00280/FUL - West End Stables, West End Lane, Warfield, Bracknell, Berkshire RG42 5RH	35 - 56
	Erection of a pair of 4 bedroom semi detached dwellings on land adjacent to West End Stables.	
6.	20/00031/COND - 28 Meadow Way, Bracknell, Berkshire RG42 1UF	57 - 66
	Details pursuant to Condition 03 (Materials), Condition 04 (Slab Levels), Condition 08 (Landscaping), Condition 09 (Boundary Treatments), Condition 10 (Sustainability Statement), Condition 17 (Site Organisation) and Condition 23 (Services) of planning permission 17/00929/FUL.	
7.	20/00298/TRTPO - 2 Furzefield (formerly 89 Locks Ride)	67 - 72
	Prune to 'crown-lift' branches of protected Birch up to 2.5 metres.	

Sound recording, photographing, filming and use of social media is permitted. Please contact Hannah Stevenson, 01344 352308, hannah.stevenson@bracknell-forest.gov.uk, so that any special arrangements can be made.

Published: 7 December 2020

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
12 NOVEMBER 2020
6.30 - 11.09 PM**

Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Parker and Virgo

Apologies for absence were received from:

Councillors Skinner

Also Present:

Councillors Atkinson and Turrell

53. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 15 October 2020 be approved as a correct record and signed by the Chairman.

54. Declarations of Interest

Councillor Dudley declared an affected interest in agenda item 6, 20-00303-FUL Calfridus Way Playing Fields, as Chairman of the Fire Authority, as the Fire Authority were in the process of making decisions about Networking arrangements. Councillor Dudley would leave the meeting for this item.

Councillor Mrs McKenzie – Boyle declared that she was a member of the Fire Authority but had no involvement in the networking arrangements.

55. Urgent Items of Business

There were no urgent items of business.

56. PS 20/00214/OUT Land East Of Old Priory Lane and West Of Maize Lane, Warfield, Bracknell, Berkshire

Outline application for up to 305 dwellings (C3Use), A Primary School (up to two forms of entry), (D1 Use), Public open space, Landscaping, Surface Water Drainage and associated engineering works, all Matters Reserved except means of access with Maize Lane and Harvest Ride.

The Committee noted:

- The supplementary report tabled at the meeting.
- Warfield Parish Councils objection to the application as detailed in the agenda papers.
- Eighty-three objections had been received as summarised in the agenda papers.
- That one comment of support had been received.
- Three additional objections received, as detailed in the supplementary report.

- The representations from 2 speakers who joined the meeting.

Upon the completion of an agreement under Section 106 of the Town and Country Planning Act 1990, incorporating the following planning obligations amended, added to or deleted as the Head of Planning considers necessary in compliance with local and national planning policy and relevant legislation:-

- i. **The provision of an appropriate level of affordable housing.**
- ii. **Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA, including the provision of SANG and contribution towards SAMM.**
- iii. **Securing the timely provision of, and contributions to, local facilities and services including:**
 - a) **a comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;**
 - b) **on-site provision of land and access to secure delivery of up to a 2FE primary school;**
 - c) **financial contributions towards the provision of primary school places;**
 - d) **financial contributions towards the provision of a multi-functional community hub;**
 - e) **a comprehensive package of on and off-site measures to provide OSPV, in accordance with standards;**
- iv. **Travel plan implementation and monitoring.**
- v. **Safeguarding of future access to adjoining land.**
- vi. **Provision of SuDS.**
- vii. **Biodiversity mitigation and enhancements.**
- viii. **Monitoring, management and maintenance costs.**

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary: -

1. Prior to the submission of the first reserved matters application, a Phasing Strategy shall have been submitted to and approved by the Local Planning Authority, providing details of the proposed phased provision of the following details:
 - i. Details of the location of each Phase and Sub-phase of the development; and
 - ii. A list of the land use components (including number of dwellings) and details of the areas of passive and active Open Space of Public Value, utility and highway works to be provided for each Phase and Sub Phase; and
 - iii. A Construction Programme setting out the anticipated sequence in which the following works will be carried out:
 - a) Construction of buildings and areas of Open Space of Public Value in each Phases and Sub Phase;
 - b) Highway works (including pedestrian/cyclist routes, access construction, off-site highway works, temporary construction access)
 - c) Surface water drainage works
 - d) Landscaping works
 - e) Utility works

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

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: BFBLP EN20, Core Strategy DPD CS7]

2. Applications for approval of the reserved matters pursuant to the development hereby approved shall be submitted in accordance with the following timescales:
 - a) Parcels 1a, 1b, 1ci, 1cii, 1d, 1e, 2ai, 2aii, 2b, 2c & 2d on the approved Phasing Strategy Plan (Plan ref. RG-M-50 Rev M) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - b) Parcels 3 & 4 on the approved Phasing Strategy Plan shall be made to the Local Planning Authority before the expiration of thirteen years from the commencement of the development.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted within each of the Parcels of the approved Phasing Strategy Plan shall be begun not later than the expiration of two years from the final approval of the reserved matters for that Parcel, or, in the case of approval on different dates, the final approval of the last such matter for that Parcel to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. With the exception of Parcel 4 of the development hereby permitted, development shall not exceed 270 dwellings. Parcel 4 of the development hereby permitted shall not exceed 35 dwellings.

REASON: In the interests of the proper planning of the area.

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

Application plans:

- Site Boundary Plan - RG-M-02 Rev. P (received 12.4.20)
- Application Masterplan - RG-M-44 Rev Q (received 26.10.20)

Site access plans:

- Proposed Access Arrangements Old Priory Lane Harvest Ride Staggered Junction - 5489.011 Rev B (received 16.10.20)
- Proposed Treatment to Maize Lane - 5489.SK34 Rev N (received 16.10.20)
- Proposed Treatment of Old Priory Lane - 5489.SK55 Rev D (received 16.10.20)
- Primary Maize Lane Access and Improvements to Whitegrove Roundabout - 5489.019 (received 9.11.20)

Parameter plans:

- Land Use Parameter Plan - RG-M-24-1 Rev V (received 26.10.20)
- Density Parameter Plan - RG-M-37 Rev K (received 26.8.20)
- Building Heights Parameter Plan - Plan ref. RG-M-38-1 Rev N (received 26.10.20)

Strategy plans:

- Access and Movement Strategy Plan - RG-M-33 Rev Q (received 26.10.20)
- Urban Design Strategy Plan - RG-M-24-1 Rev C (received 26.8.20)

- Green Infrastructure / Landscape Strategy Plan - L9 Rev G (received 27.10.20)
- Phasing Strategy Plan - RG-M-50 Rev M (received 16.10.20)
- Landscape and Biodiversity Management Strategy (October 2020) (received 29.10.20)
- Landscape and Biodiversity Management Strategy Plan - L8 Rev F (received 29.10.20)
- Flood Risk and Drainage Strategy - 5489.FRA Issue 06 (July 2019) (received 16.3.20)

Other documents for approval:

- Design and Access Statement (October 2020) (received 26.10.20)
- Ecology Assessment (October 2020) - J20191_P9_Rev G (received 19.10.20)
- Biodiversity Net Gain Assessment (October 2020) (received 23.10.20)

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

6. Notwithstanding the detail shown on the following site access plans:
 - i. Proposed Access Arrangements Old Priory Lane Harvest Ride Staggered Junction (Drawing No. 5489.011 Rev B)
 - ii. Proposed Treatment to Maize Lane (Plan ref. 5489.SK34 Rev N)
 - iii. Proposed Treatment of Old Priory Lane (Plan ref. 5489.SK55 Rev D)
 - iv. Primary Maize Lane Access and Improvements to Whitegrove Roundabout (Plan ref. 5489.019)

no development within a Parcel shall take place until details of the vehicle access works related to that Parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.

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

7. No Phase or Sub-phase of the 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]

8. All trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority pursuant to condition 7 shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of that Phase or Sub-Phase and shall be retained until the completion of all building operations on that Phase or Sub-Phase.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

9. The approved tree protective fencing and other protection measures specified by condition 8 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of each Phase or Sub-phase 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 that Phase of the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials;
- b) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

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

10. If any tree or hedgerow shown to be retained pursuant to condition 7 is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: - In the interests of safeguarding visual amenity.

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

11. No dwelling/ building within a Phase or Sub-phase of development hereby permitted shall be commenced until hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme 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; and

b) details of semi mature tree planting; and

c) comprehensive 5 year post planting maintenance schedule; and

d) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and

e) means of enclosure (walls and fences etc); and

f) paving including open spaces, paths, steps and ramps, patios, cycle routes, driveways, parking courts, play areas etc. with details of proposed materials and construction methods; and

g) recycling/refuse or other storage units; and

h) play equipment; and

i) other landscape features (water features, seating, trellis and pergolas etc).

For each Phase or Sub-phase of development, a landscaping scheme shall be submitted which, in addition to those items listed above, shall include details of the landscaping to be provided within that phase, including structural landscaping and landscaping for communal areas. No dwelling shall be occupied within a Phase until all the structural and communal landscaping for that Phase has been completed in addition to the landscaping associated with that dwelling.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme. As a minimum, the quality of all 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 next 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]

12. Notwithstanding the detail shown in the approved Landscape and Biodiversity Management Strategy, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each Phase or Sub-phase to demonstrate compliance with the approved plan. A Landscape Management Plan, shall include:
- (a) long term design objectives;
 - (b) management responsibilities; and
 - (c) maintenance schedules
- for all landscape areas within that Phase or Sub Phase of the development (other than large open space areas to be transferred to the Council by agreement and domestic gardens). The Landscape Management Plan shall be carried out as approved.
- REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.
- [Relevant Policies: BFBLP EN2 and EN20, CS CS7]
13. No Phase or Sub-phase of the development (including site clearance) shall be begun until an access suitable for construction vehicles has been implemented in accordance with an approved Construction Environmental Management Plan (CEMP).
- REASON: In the interests of highway safety.
- [Relevant Policies: Core Strategy DPD CS23]
14. 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]
15. No development including demolition and site clearance within any Phase or Sub-phase shall commence until a site-wide CEMP, including all Phases or Sub-phases of development, has been submitted to and approved in writing by the Local Planning Authority.
- REASON: To mitigate and control environmental effects during the demolition and construction phases.
- Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7
16. No development including demolition and site clearance within any Phase or Sub-phase shall commence until a detailed CEMP, that accords with the site-wide CEMP as required by condition 15, for that Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.
- Each CEMP 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

17. No site clearance shall take place on any Phase or Sub-phase during the main bird-nesting period of 1st March to 31st 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]

18. Prior to the determination of reserved matters applications, the applicant, their agents or successors in title, shall implement a programme of field evaluation in each Phase or Sub-phase of the development in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The results of the evaluation shall inform the preparation of a mitigation strategy which will be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall provide for:
- a) a programme of site investigation and recording, or alternative mitigation, within any areas of archaeological interest identified. Development will not

commence within the area of archaeological interest until the site investigation has satisfactorily been completed.

- b) a programme of post-investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI.

REASON: The site lies within an area of archaeological potential. A programme of works is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance.

[Relevant Policies: Paragraph 141 of the NPPF, BFBLP EN7]

19. No building shall be occupied until:

- (a) means of vehicular access;
- (b) means of pedestrian and cycle access; and
- (c) vehicle and cycle parking spaces;

associated with that particular building have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. Such accesses and parking spaces shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

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

20. No buildings within any Phase or Sub-phase of the development hereby permitted shall be occupied until a plan showing visibility splays within that Phase or Sub-phase 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. 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: Core Strategy DPD CS23]

21. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway of that dwelling and the adjacent footway/carriageway. The dimensions shall be measured along the edge of the drive and the back of the footway/ edge of the carriageway 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]

22. No residential development in any Phase or Sub-phase hereby permitted shall commence until:

- a) details of the location of visitor car parking spaces, and
- b) details of the signing for the spaces

have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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]

23. The development hereby permitted shall not commence until a scheme for that particular Phase has been submitted to and approved in writing by the Local Planning Authority for secure and covered cycle parking facilities. The Phase shall not be occupied until the approved cycle parking facilities have been implemented. 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]
24. Prior to the commencement of any new building, an Energy Demand Assessment for that particular building or buildings shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that before taking into account of any onsite renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the Target Emission Rate as set out in Part L of the Building Regulations (2006) and that a proportion of the development's energy requirements will be provided from on-site renewable energy production which shall be at least 20%.
The buildings 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 sustainability and the efficient use of resources.
25. 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]
26. Any reserved matters submission shall be accompanied by a supplementary Biodiversity Net Gain report identifying any changes to the predicted biodiversity credits of the development phase(s) stated in the approved Biodiversity Net Gain Assessment (October 2020).
REASON: In the interests of biodiversity.
[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS1 and CS7]
27. If more than 2 years elapse between the previous ecological survey and the due commencement date of each phase of the development, an updated ecological 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.
Updated ecological surveys should be timed to coincide and be submitted with the Reserve Matters applications.
REASON: To ensure the status of protected species and habitats on site has not changed since the last survey.
28. No Phase or Sub-phase of the development hereby permitted shall 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, levels of illumination and hours of use. 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 biodiversity.

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

29. The development hereby permitted shall be carried out in accordance with the ecological mitigation measures and/or works specified in the GES Ecology Ecological Assessment October 2020 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. An Ecological Site Inspection report shall be submitted within three months of the first occupation of each phase of the development hereby approved.

REASON: In the interests of nature conservation.

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

30. No part of the development shall be occupied until a scheme for informing buyers and residents about great crested newts in gardens and the surrounding area and their importance has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the scheme.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1 CS7]

31. No Phase or Sub-phase of the 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 first occupation (major).

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1 CS7]

32. No Phase or Sub-phase of the development shall take place before there has been submitted to, and approved in writing by the Local Planning Authority, details of a scheme for monitoring impacts on great crested newts, and measures that will be implemented to avoid and mitigate any significant impacts. In particular the details shall include:

- Species to be subject to monitoring
- Frequency, seasons and duration of monitoring
- Methods to be used for monitoring
- Persons responsible for undertaking the monitoring
- Any training or guidance that may be necessary
- Reporting of the results of monitoring
- Remedial measures that will be implemented for avoidance and mitigation of impacts
- Determination of threshold of impact (or significance) above which implementation of mitigation measures will be required (i.e. 'triggered')
- Timescales for implementation of mitigation measures

The monitoring and mitigation scheme shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1 CS7]

33. Prior to commencement of development a fully integrated surface water model for the whole site will be provided demonstrating that betterment is provided in terms of downstream flows and volumes for all events from the 1 in 1 year storm to the 1 in 100 year event including the most recent climate change allowances, in accordance with the principles set out in the Flood Risk and Drainage Strategy (Ref. 5489.FRA Issue 06) (July 2019) and subsequent modelling notes. It shall be demonstrated that the integrated surface water model considers the interaction of both on and off-site

flows (including the potential for exceedance of the Thames Water balancing pond), water levels present in the central watercourse, provision of low flows to the great crested newt pond and include a 10% increase in impermeable area to allow for urban creep. The submitted surface water model will demonstrate that the greenfield runoff rate is met for each development Parcel and that at no point during the phased delivery of the scheme will flood risk be increased off-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.

34. No Phase or Sub-phase of the development shall take place until calculations have been submitted to and approved in writing by the Local Planning Authority demonstrating that the drainage strategy achieves a minimum of 80% compliance of no runoff from the first 5mm of a rainfall event during the summer rainfall events, and 50% compliance during winter rainfall events from all impermeable surfaces

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.

35. No Parcel of the development hereby permitted shall commence until full details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters in accordance with the submitted Integrated Surface Water Model;
- b) The drainage strategy must include details of the connection to allow controlled flow into the great crested newt pond from the SuDS. The drainage scheme must also include sensitive drainage design to protect amphibians from road gullies, catchpits and culverts;
- c) Any works required on or off-site to ensure adequate discharge of surface water without causing flooding, pollution or increased risk or duration of flooding (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- d) Flood water exceedance routes, both on and off site;
- e) A timetable for implementation; and
- f) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved drainage scheme shall thereafter be implemented, retained, managed and maintained 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.

36. No Phase or Sub-phase of development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

Results of further groundwater monitoring over the winter months (November-March) demonstrating the depth of the seasonally high groundwater table.

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 demonstrating that the SuDS features do not intercept the groundwater table in accordance with Mr Tim Wood's email dated 27th July 2020.
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. The development hereby permitted shall not commence until a drainage strategy detailing on- and off-site drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. Such strategy may include the phasing of works. No discharge of foul or surface water from the site shall be accepted into the public system until the relevant phase of the drainage works set out in the approved strategy has been completed. The drainage strategy shall include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by a statutory undertaker, management and maintenance by a Resident's Management Company or any other arrangements to secure the ongoing operation of the drainage strategy. The strategy shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the strategy shall be retained, managed and maintained 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.
38. The affected phase of development shall not commence until full details of the dedicated overflow route from the Thames Water Balancing pond has been provided demonstrating that it is sufficiently sized to ensure no properties are at risk during a 1 in 100 year storm event including the most up to date allowance for Climate change.
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. Prior to occupation of any Phase or Sub-phase of development 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 (demonstrating depths) and soil profiles, as-built surveys of SuDS and any placement of tanking, crating, connecting pipe work, hydrobrakes and control mechanisms, 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.
40. Prior to commencement of development on Maize Lane calculations shall be provided demonstrating that the proposed crossings are capable of conveying the 1 in 100 year + climate change event and that the invert level of the proposed crossing is in line with the bed levels of the ditches. The calculations shall demonstrate that works to the ditches provide a betterment to the wider area and to the drainage of Maize Lane.
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.
41. Prior to commencement of development on Old Priory Lane calculations shall be provided demonstrating that the proposed crossings are capable of conveying the 1 in 100 year + climate change event and that the invert level of the proposed

crossing is in line with the bed levels of the ditches. The calculations shall demonstrate that works to the ditches provide a betterment to the wider area and to the drainage of Old Priory Lane.

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.

42. Development within a Parcel other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 43 to 48 (below) have been complied with within that Parcel.

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.

43. The development hereby permitted shall not commence until a report has been submitted by a competent person to and approved in writing by the Local Planning Authority; the report findings must include a desktop study and a survey of the extent, scale and nature of contamination; this should include as a minimum a site walkover.

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.

44. 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:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - 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.

45. 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.

46. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development 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.

47. 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.

Following completion of the measures identified in that scheme 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.

48. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification report by the competent person approved under the provisions of condition 44 & 45 that any remediation scheme required and approved under the provisions of condition 46 and monitoring (under condition 48) has been implemented fully in accordance with the approved details.

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.

49. 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 44, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 45, 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 46.

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.

50. A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority upon completion of the remediation/mitigation work in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary

If no contamination is encountered during the development, a written statement confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

REASON: To enable to the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment. The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

57. **PS 20-00303-FUL Calfridus Way Playing Fields, Calfridus Way, Bracknell, Berkshire**

Installation of a 27.5m high Swann Type A monopole telecommunications mast with 3no. antennas, 2no. 0.6m dishes, 2no. ground based equipment cabinets and ancillary development thereto. Installed within an 8.0m x 6.0m compound with a 2.1m palisade fence

The Committee noted:

- Bracknell Town Councils objection to the application as detailed in the agenda papers.
- A total of thirty-nine objections as summarised in the agenda papers.
- The written statement from the registered public speaker, read out by the Planning Officer on their behalf.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

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

RESOLVED that application 20/00303/FUL be **REFUSED** for the following reasons:

1. By reason of its height and design, the proposed telecommunications mast would appear unduly prominent to the detriment of the character and visual amenities of the surrounding area. The proposed development would therefore be contrary to Saved Policies SC4 and EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
2. By reason of its siting within a proposed local Green Space, the proposed telecommunications mast would not enhance the role and function of the local Green Space. The proposed development would therefore be contrary to Policy EV3 of the Bracknell Town Neighbourhood Plan and the National Planning Policy Framework.

58. 19-00847-OUT Palm Hills Estate, London Road, Bracknell, Berkshire

Outline application for demolition of existing Palm Hills complex and redevelopment of site to provide 81 dwellings (15no. one bedroom, 8no. two bedroom, 49no. three bedroom and 9no. four bedroom) with associated car parking, landscaping and amended access onto London Road (means of access, appearance, layout and scale to be considered, landscaping reserved for future consideration).

A virtual Members Site Briefing was held on Monday 9 November 2020 and was attended by Councillors Angell, Dr Barnard, Brown, Brossard, Dudley, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Turrell and Virgo.

The Committee noted:

- The supplementary papers tabled at the meeting.
- The viability report which had been tabled prior to the meeting.
- Winkfield Parish Councils comments objecting to the proposal as detailed in the agenda papers
- A total of six objections from neighbouring properties as summarised in the agenda papers.

- The additional representation objecting to the application as detailed in the supplementary.
- That further objections had been received prior to the start of the Committee.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

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

RESOLVED that application 19/00847/OUT be **REFUSED** for the following reasons:

1. The proposed scheme, by virtue of its scale, layout and the levels of activity and traffic generation associated with it, would have an overly intensive and urbanising impact on the character of the area, failing to provide an appropriate transitional form of development for this edge of settlement site, contrary to BFBLP Policy EN20, CSDPD Policy CS7, SALP Policy SA3, the Council's Design SPD and the NPPF.
2. It has not been adequately demonstrated that the proposed development will not adversely affect badgers, a protected species, that are known to forage within the site. As such the proposal is considered contrary to Policies: CSDPD CS1 and CS7.
3. 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, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).
4. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off and it has not been shown that use of SuDS would be inappropriate for the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15/04/2015.
5. A suitable Travel Plan has not been secured. As such the proposal would not comply with CSDPD Policy CS23 and the NPPF.

59. **20-00786-RTD Land At Ashbrook, North Street, Winkfield, Windsor, Berkshire Installation of 20m monopole, 3 No. antennas, 1 No. dish and 2. No cabinets.**

The Committee noted:

- The supplementary papers tabled at the meeting.
- That Winkfield Parish Council raised no objection to the application.
- The one letter of objection as summarised in the agenda papers.

RESOLVED that the application be delegated to the Head of Planning to **GRANT** Prior Approval following the expiration of the consultation period for the siting and appearance of the development subject to the following condition(s):

1. This development must be carried out in accordance with the following plans received by the Local Planning Authority on 07.10.2020:

- Site Location Maps
- Lease Drawings
- Proposed Site Plan
- Proposed Site Elevations

2. The monopole, antennas and microwave dish hereby approved shall be painted Fir Green.

60. **20-00836-PAC Countrywide House, 28 Wellington Business Park, Dukes Ride, Crowthorne, Berkshire RG45 6LS**

Prior approval for change of use from B1(a) offices to 4no. C3 dwellings

A virtual Members Site Briefing was held on Monday 9 November 2020 and was attended by Councillors Angell, Dr Barnard, Brown, Brossard, Dudley, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Turrell and Virgo.

The Committee noted:

- The supplementary papers tabled at the meeting.
- That eleven letters of objection had been received as detailed in the supplementary papers.
- Crowthorne Parish Councils comments objecting to the proposal as detailed in the supplementary papers

RESOLVED that Prior Approval be **GRANTED** subject to the following condition(s):

1. Development under Class O, 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 prior approval date.
2. This development must be carried out in accordance with the following plans received by the Local Planning Authority:
 - Proposed Floor Plans, Elevations (Received 06.10.2020)
 - Site location plan, existing block plan & proposed block plan (Received 06.10.2020)
3. No dwelling shall be occupied until the associated vehicle parking and turning space for that dwelling has been surfaced and marked out in accordance with the approved drawing. At least 1 car parking space per bedroom along with associated turning space shall thereafter be kept available for parking and turning at all times.
4. No dwelling shall be occupied until provision for secured, covered cycle storage for 4 bicycles has been provided as shown on the approved plans.

This storage shall thereafter be kept available for storage of bicycles at all times.

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

61. **19-01004-OUT 3M United Kingdom, Cain Road, Bracknell, Berkshire RG12 8HT**

Outline application for erection of up to 27 dwellings, with principal access from Turnpike Road, and associated vehicle parking, landscaping and ancillary works following demolition of existing buildings and clearance of the site. [All matters reserved apart from Access]

The Committee noted:

- The supplementary report tabled at the meeting.
- Binfield Parish Councils objection to the application as detailed in the agenda papers.
- A total of eight objections as summarised in the agenda papers.
- That one letter of support had been received.

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

- Contribution towards mitigation against the impact upon the SPA.
- Securing the management and maintenance of the SUDS scheme.
- Ensuring that roads are adoptable or to enter into highways agreements at certain triggers.
- Financial contribution towards off-site community facility provision.
- Securing 25% on-site affordable housing.
- Securing offsite provision of hedgerow and grassland translocation, retention of habitat areas for a period of 30 years and associated monitoring of biodiversity net gain on and offsite.

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary: -

01. 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
02. Approval of the details of the layout, scale of the buildings, appearance and 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 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
03. 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.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details: -

102403 - PL(90) 100 REV B Location Plan 16.04.20.

102403 - PL(90) 103 REV D Site Parameter Plan 16.04.20.

ITL15081-GA-001 REV C Proposed Site Access Arrangement 16.04.20.

FRA & Drainage Strategy Report 07.07.20.

FRA & Drainage Strategy Appendices 07.07.20.

FRA & Drainage Strategy Drawings 07.07.20.

Bio-swale Road and Pavement 3 07.07.20.

TANK1QMED 07.07.20.

TANK2QMED 07.07.20.

Transport Note 07.07.20.

ITL15081-GA-005 REV A Swept Path Analysis for refuse vehicles 16.04.20.

ITL15081-GA-006 REV B Removal of Cain Road Roundabout Arm 18.05.20.

Wardell Armstrong (WA) Arboricultural Impact Assessment dated September 2019.

BM11781 Arb Technical Note 20.10.20

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

05. No dwelling hereby permitted shall be occupied until the means of vehicular access to the site from Turnpike Road has been constructed in accordance with drawing ITL-15081-GA-001C.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. The final dwelling on the development hereby permitted shall not be occupied until the access to the site from Cain Road has been closed and the footway/cycleway and verge reinstated in accordance with drawing ITL-15081-GA-006B.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

07. The internal road layout within the development and the pedestrian and cyclist link between the development and Cain Road shall be constructed to adoptable standards, compliant with the Bracknell Forest Council Highways Guide for Development, in accordance with details to be approved as part of a reserved matters application.

REASON: In the interests of highway safety and amenity for pedestrians and cyclists.

[Relevant Policies: Core Strategy DPD CS23] [Relevant Policies: Core Strategy DPD CS23]

08. No dwelling hereby permitted shall be occupied until associated vehicle parking and turning space for refuse collection and fire tender has been provided in accordance with details to be approved as part of a reserved matters application. 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 parking and turning in the interests of highway safety.

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

09. No development (including demolition and site clearance) 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]

10. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
 - 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.
 - Confirmation the design accords with the runoff rates set out in the Approved Drainage strategy (Wardell Armstrong report version 2.0 dated 3rd July 2020).
- 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. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be 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, aquaculdes or aquabrakes 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.

12. Demolition or construction work shall take place at the site only between 08:00hrs and 18:00hrs Monday - Friday, between 08:00hrs and 13:00hrs on Saturdays, and not at all on Sundays or public holidays.
- REASON: In the interest of amenity.

13. The development hereby permitted (including any demolition) 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 Working Method Statement shall include:
- (i) specifications of control of noise arrangements for construction and demolition.
 - (ii) methodology of controlling dust, smell and other effluvia
 - (iii) site security arrangements including hoardings

- (iv) proposed method of piling for foundations
- (v) construction and demolition methodology
- (vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
- (vii) details of measures to mitigate the impact of demolition and construction activities on ecology.

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

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

14. No development shall take place until details in respect of measures to:
- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
 - (b) Minimise the pollution potential of unavoidable waste;
 - (c) Dispose of unavoidable waste in an environmentally acceptable manner;
- have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of all building operations.

REASON: In the interest of amenity.

15. 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: Core Strategy DPD CS10]

16. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:
- (a) that before taking account of any on-site renewable energy production 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) that (i) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%); or (ii) fabric first efficiency measures shall be used to reduce at least the same proportion (20%) of carbon dioxide emissions as would be achieved through the use of on-site renewable energy production; or (iii) any combination of (i) and (ii) above to achieve that 20% reduction.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

17. No demolition of buildings/structures or felling of trees shall take place until:-
- (i) all the buildings/structures to be demolished on the site and any trees to be felled have been further surveyed for the presence of bats, and
 - (ii) the further bat survey together with any recommendations for mitigation and monitoring has been submitted to and approved by the Local Planning Authority, and
 - (iii) the Local Planning Authority has agreed that either no relocation of bats is necessary or that the relocation of bats has been satisfactorily achieved in accordance with the mitigation and monitoring proposals approved under part (ii) of this condition.

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

18. 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 first occupation of a dwelling.

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

In the event of the S106 planning obligations not being completed by 12th January 2021, the Head of Planning be authorised to extend this period or **REFUSE** the application on the grounds of: -

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, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

2. The proposed development would unacceptably increase the pressure on the community facilities. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions community facilities, the proposal is contrary to Policy SA1 of the Site Allocations Local plan, Policies CS6 and CS24 of the Bracknell Forest.

3. 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 'Saved' Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF.

4. The application fails to demonstrate that it protects and enhances biodiversity in accordance with Policies CS1 and CS7 of the Core Strategy Development Plan Document, the NPPF (2019), Circular 06/05, the NERC Act 2006 and the Conservation of Habitats and Species regulations 2010.

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 and it has not been shown that use of SuDS would be inappropriate for the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15/04/2015.

6. It has not been demonstrated that the new access and footway/cycleways will adequately and safely accommodate future development traffic as they would not be built to an adoptable standard. As such the development could have an unacceptable impact on highway safety and therefore would not comply with CSDPD Policy CS23 and the NPPF.

62. **20-00072-FUL Bus Depot and Offices, Coldborough House, Market Street, Bracknell, Berkshire**

Section 73 application for variation of conditions 02 (approved plans as already amended under 19/00731/NMA) and 20 (energy statement) of planning permission 18/00964/FUL for the redevelopment of the site to provide a building of up to 11 storeys accommodating 242no. flats, commercial space and ancillary works.

The Committee noted:

- The supplementary report tabled at the meeting.
- The observation made by Bracknell Town Council as detailed in the agenda paper.
- Binfield Parish Council raised no objection to the application.
- That no representations had been made.

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

- SPA mitigation measures

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as he considers necessary:

01. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 18/00964/FUL which was granted on 30th November 2018.

REASON: To comply with Sections 73 and 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:-

LOC Location Plan

3080-009H - Proposed Block Plan

3080-100N - Proposed Ground Floor Plan

3080-101J - Proposed First Floor Plan

3080-102J - Proposed Second Floor Plan

3080-103F - Proposed Third Floor Plan

3080-104E - Proposed Fourth Floor Plan

3080-105E - Proposed Fifth Floor Plan

3080-106E - Proposed Sixth Floor Plan

3080-107E - Proposed Seventh Floor Plan

3080-108D - Proposed Eighth Floor Plan

3080-109D - Proposed Ninth Floor Plan

3080-110E - Proposed Tenth Floor Plan

3080-111L - Proposed Roof Plan

3080-115A - Proposed Canopy Details

3080-116 - Proposed Ramp Vehicle Tracker

3080-325A – Typical Apartment Layout

3080-200L - Proposed East & North Elevations

3080-201K Proposed South & West Elevations

3080-202K - Proposed Courtyard Elevations 01

3080-203K - Proposed Courtyard Elevations 02

3080-301J - Proposed Section A-A
3080-302E - Proposed Section B-B
3080-303H - Proposed Section C-C
3080-204F - Proposed Elevation Details
3080-340 - Proposed Second Floor Courtyard
3080-341 - Proposed Ninth Floor Courtyard
3080-327 - Proposed Parking Screen
D2945-FAB-XX-00-DR-L-3000 PL02 Soft Landscape General Arrangement - Sheet 1
D2945-FAB-XX-00-DR-L-3001 PL02 Soft Landscape General Arrangement - Sheet 2
D2945-FAB-XX-00-DR-L-3002 PL02 Soft Landscape General Arrangement - Sheet 3
D2945-FAB-XX-00-DR-L-3003 PL02 Soft Landscape General Arrangement
Specification - Sheet 4
D2945-FAB-XX-XX-SP-L-1000 Landscape Maintenance and Management Plan
CWA-18-243-028_P3 Sewer Easement Perimeter Sections
REASON: To ensure the development is carried out only as approved by the Local Planning Authority.

03. The development shall be carried out in accordance with the approved Proposed Floor and Site Levels as originally approved by the Local Planning Authority pursuant to condition 03 of 18/00964/FUL under reference 19/00087/COND and as shown on Drawing 3080-400C.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The development shall be carried out in accordance with the approved details of external materials as originally approved pursuant to condition 04 Of 18/00964/FUL under reference 19/00087/COND and as shown on the elevational drawings and 3080-401B - Digital Sample Board.
REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

05. No residential or commercial unit shall be occupied until means of pedestrian and vehicular access to it have been constructed in accordance with the approved drawings.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

06. No residential or commercial unit shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawings. 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: BFBLP M9, Core Strategy DPD CS23]

07. The car parking spaces shall be provided, signed and managed in accordance with the details originally approved pursuant to condition 07 of 18/00964/FUL under reference 19/00087/COND and as set out in the Carpark Management Plan v6 prepared by itransport, and drawings 3080-402 Rev D Signage Details to Car Park, 3080-404 Rev C Proposed Ground Floor Site Plan and 4080-405 Rev C Proposed First Floor Plan. The spaces, signage and management shall thereafter be retained.
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. No residential or commercial unit shall be occupied until associated approved cycle parking facilities have been provided in accordance with the approved drawings. The facilities shall be retained as approved.

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

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

09. The development shall be undertaken in accordance with the revised Construction Management Plan prepared by Vascroft Contractors Ltd. and approved pursuant to condition 09 of 18/00964/FUL under reference 19/00114/COND. The approved facilities for parking, loading, storage, wheel cleaning and welfare for site operatives 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 these identified purposes.

REASON: In the interests of amenity and road safety.

10. The development shall be constructed in accordance with the drainage system and strategy as originally approved pursuant to condition 10 of 18/00964/FUL under reference 19/00115/COND and shown on Drawings CWA-18-243-535 Rev.P1

'Proposed Drainage Details' and CWA-18-243-530 Rev.P5 'Drainage Strategy 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 DPD.

11. The surface water drainage system shall be maintained and managed after completion in accordance with the details originally approved pursuant to condition 11 of 18/00964/FUL under reference 20/00046/COND and as contained in the Drainage Design Report produced by Causeway dated 06/07/2020, the Drainage System Operation and Maintenance Strategy, Dwg CWA-19-243-535 Proposed Drainage Details P1 dated 06/07/2019, CWA-18-243-530 P5 Drainage Strategy Plan and the email from Kam Saini, Associate Director, Carney Sweeney dated 9 July 2020.

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 DPD.

12. The development shall be constructed in accordance with the drainage strategy as originally approved pursuant to condition 12 of 18/00964/FUL under reference 19/00115/COND and shown on Drawings CWA-18-243-535 Rev.P1 'Proposed Drainage Details' and CWA-18-243-530 Rev.P5 'Drainage Strategy Plan'. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

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 DPD.

13. Prior to occupation of any property 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 Local Planning Authority. This will include photographs of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes 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 DPD.

14. The approved biodiversity enhancements as originally approved pursuant to condition 14 of 18/00964/FUL under reference 19/00087/COND and as set out in the Ecological Enhancement Strategy v4 and shown on Drawing 3080-406B Proposed Roof Plan shall be performed, observed and complied with.

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

15. The development shall be carried out in accordance with the tree and root protection measures originally approved pursuant to condition 16 of 18/00964/FUL under reference 19/00117/COND and as shown on Drawings:3080-916B Proposed Boundary Treatment 02, Type B2, 3080-917B Proposed Boundary Treatment Detail 03, Type B2 and 3080-403C Tree and Root Protection Plan.

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].

16. All planting comprised in the approved 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 approved 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 bio-diversity and visual amenity of the site
[Relevant Plans and Policies: CSDPD CS1, CS7]

17. The development shall be carried out in accordance with the remedial strategy for the management of contamination as originally approved pursuant to Condition 18 of 18/00964/FUL under reference 19/00118/COND and set out in Applied Geology's report (ref:AG2960-19A157) 'Remediation Strategy and Verification Plan'. Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing.

No dwelling or commercial unit hereby permitted shall be occupied until a verification report by the competent person confirming that the approved Remedial Strategy for the construction phase has been fully implemented has been submitted to and approved in writing by the Local Planning Authority. Approved details of future maintenance and monitoring shall thereafter be undertaken.

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

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

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

19. The development hereby permitted shall be implemented in accordance with the Energy Statement dated August 2020 prepared by Code 6 Developments Limited.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS10 and CS12]

20. Bin storage associated with the residential and commercial units hereby approved shall be provided in accordance with the approved drawings before the units it serves have been occupied, and shall thereafter be retained available for use.

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

21. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that Order with or without modification), no part of the premises hereby permitted shall be used as a children's nursery within Use Class D1.

REASON: To ensure adequate parking.

[Relevant Policy: BFBLP M9]

22. The development shall be carried out in accordance with the scheme for external site lighting as originally approved pursuant to condition 23 of 18/00964/FUL under reference 19/00087/COND and as shown on Drawing B3353 E 200B Proposed External Lighting Layout, Bat Wall w and Render 0-9w. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of the amenity of neighbouring property and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25]

23. The balconies shown on the approved plans shall not be used for the storage of goods.

REASON: In the interests of visual amenity.

[Relevant Policies: BFBLP EN20]

24. No dwelling shall be occupied until:-

(a) a timetable for the laying out/provision of the following areas:-

- the landscaped perimeter of the site
- the landscaped courtyard
- the second and ninth floor courtyard gardens

in accordance with the approved details has been submitted to and approved in writing by the Local Planning Authority, and

(b) a plan for the long-term management and maintenance of these areas has been submitted to and approved in writing by the Local Planning Authority. The areas listed above shall be laid out/provided in accordance with the timetable approved under (a) above and thereafter managed and maintained in accordance with the plan approved under (b) above.

REASON: In the interests of the amenity and well-being of future residents

[Relevant Plans and Policies: BFBLP EN20 and CSDPD CS1]

Should the applicant fail to complete the required agreement by 12th February 2021 the Head of Planning be authorised to REFUSE the application for the following reason:

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, Policy CS14 of the Core Strategy Development

Plan Document and the Thames Basin Heaths Special Protection Area
Supplementary Planning Document (2018).

CHAIRMAN

**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
17th December 2020**

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

		Case Officer	Reporting Officer
05	17/00280/FUL West End Stables West End Lane Warfield (Binfield With Warfield Ward) Erection of a pair of 4 bedroom semi detached dwellings on land adjacent to West End Stables. Recommendation: Approve Subject To The Completion Of Planning Obligation(s).	Sarah Horwood	Basia Polnik
06	20/00031/COND 28 Meadow Way Bracknell Berkshire (Priestwood And Garth Ward) Details pursuant to Condition 03 (Materials), Condition 04 (Slab Levels), Condition 08 (Landscaping), Condition 09 (Boundary Treatments), Condition 10 (Sustainability Statement), Condition 17 (Site Organisation) and Condition 23 (Services) of planning permission 17/00929/FUL. Recommendation: Approve.	Sarah Horwood	Basia Polnik

MISCELLANEOUS ITEM

	20/00298/TRTPO 2 Furzefield (formerly 89 Locks Ride) (Winkfield & Cranbourne Ward) Prune to 'crown-lift' branches of protected Birch up to 2.5 metres. Recommendation: Approve	Phil Gritten	Jan Polnik
--	--	--------------	------------

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.

ITEM NO: 05

Application No.
17/00280/FUL
 Site Address:

Ward:
 Binfield With Warfield

Date Registered:
 27 March 2017

Target Decision Date:
 22 May 2017

**West End Stables West End Lane Warfield Bracknell
 Berkshire RG42 5RH**

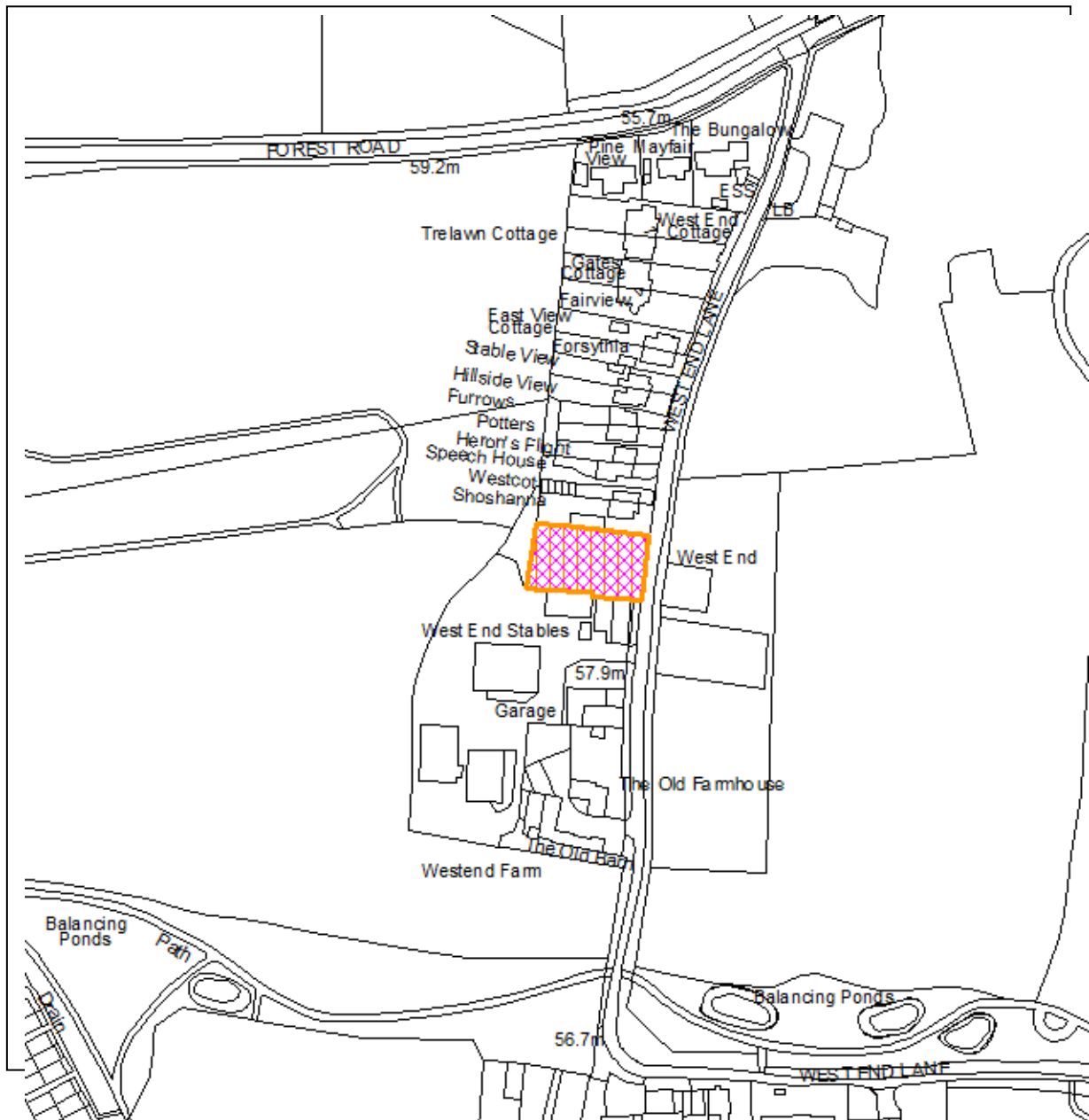
Proposal: **Erection of a pair of 4 bedroom semi detached dwellings on land adjacent to West End Stables.**

Applicant: Mr R Hyde

Agent: Deidre Wells

Case Officer: Sarah Horwood, 01344 352000
development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 Following the adoption of the Site Allocations Local Plan (SALP), the site is located within a defined settlement. The proposal for the development of this individual land parcel would be in general conformity with the agreed masterplan for the area. It would not compromise the comprehensive delivery of the Warfield allocation, subject to securing infrastructure mitigation through a Section 106 agreement. Residential development of the site is therefore acceptable in principle.

1.2 The proposed development would not be considered to unacceptably affect the residential amenities of neighbouring dwellings or future occupiers of dwellings currently under construction to the west as part of the Berkeley Homes development. Acceptable living conditions would be provided for future occupiers of the proposed dwellings.

1.3 The proposal would also not adversely impact upon the character and appearance of the surrounding area.

1.4 No adverse highway safety implications would result.

1.5 Relevant conditions will be imposed in relation to landscape, biodiversity and energy sustainability.

1.6 A legal agreement will secure contributions for SPA mitigation, off-site affordable housing provision, financial contributions towards the provision of primary school places; a multi-functional community hub and the provision of OSPV. The scheme is also CIL liable.

RECOMMENDATION

Planning permission be granted subject to the completion of a S106 Legal Agreement and conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. SITE

PLANNING STATUS

Within settlement boundary.

Within SALP allocation Policy SA9 – Land at Warfield
--

Within 5km SPA

3.1 The application site lies to the west of the highway on West End Lane. It is an overgrown parcel of land sited between an existing residential dwelling to the north and a collection of buildings to the south at West End Stables which are used for a variety of uses including B2/B8 uses. A Grade II listed farmhouse, called The Old Farmhouse, is located approximately 70m from this site. Between this and the application site lies various buildings, vegetation and hardstanding.

3.2 There is a ditch located along the front boundary of the site with the highway, along with an informal vehicular access in the south-eastern corner of the site.

3.3 The land to the west of the site forms part of the Berkeley housing development, included within the Warfield strategic allocation and part of a new Suitable Alternative Natural Greenspace (SANG) at Cabbage Hill.

4. RELEVANT SITE HISTORY

4.1 In November 2007, an outline application, LPA ref: 07/00874/OUT for one dwelling on the site was refused for the following reasons:

- Inappropriate form of development, impact on rural character;
- Insufficient information regarding the access;
- Impact on the SPA
- Failure to provide S106 contributions.

4.2 At the time of determining the application, the site was located on land outside of a defined settlement, within the Countryside.

4.3 The site now lies within the settlement boundary and forms part of the Warfield strategic allocation, which was allocated for residential development in SALP Policy SA9 - 'Land at Warfield'

5. THE PROPOSAL

5.1 Full permission is sought for the erection of 2no. 4 bedroom dwellings.

5.2 The proposed building would form a pair of semi-detached dwellings. The building would be a total of 22.2m wide and between 7.7m and 13.2m deep, with an eaves height of 5.2m and ridge height of 8.7m.

5.3 Each of the proposed dwellings would comprise the following layout:

GROUND FLOOR: hallway, WC, study, utility room, open plan kitchen/diner/family room, lounge, integral garage

FIRST FLOOR: 4no. bedrooms, family bathroom, en-suite bathroom (to master bedroom)

5.4 Each dwelling would have its own vehicular access from West End Lane, leading to a parking/turning area to the front of the building. Private rear gardens would be provided for each dwelling, along with pedestrian access to the rear gardens.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council

6.1 Considered no objection to the proposal.

Other representations

6.2 7no. objections received (from 6 different postal addresses) which raise the following:

- Since 2006 residents of West End have forcefully campaigned against the wide-scale developments now under construction by Berkeley Homes.

- Plans were discussed as to how the rural nature of West End Lane could be preserved. It was agreed that the SANG (Country Park) would border the rear of the properties in West End Lane, and that a "green wedge" of hedging and trees would separate and shield the lane from the proposed new Berkeley developments to the east. There would be no link from West End Lane to these new properties and no new development in the lane. It was also agreed that the lane would be turned into a cul de sac, reducing traffic to just that associated with the residents. To facilitate this, plans were drawn up to "stop-off" the lane with bollards.
- This development, if allowed, would encourage plans for further large-scale development on other land along the lane.
- Impact to local residents due to building works in the area through noise, dust, dirt, etc.
- There is already heavy traffic flow along the Lane due to existing businesses at West End Stables/Park Farm/Pedlars Place.
- Access for construction vehicles to this site will cause further congestion of the lane, potentially blocking it due to residents parked cars and further damage to the road surface.
- Additional houses will mean additional vehicular movements.
- Proposed dwellings would block light and views. This is already hindered by industrial buildings at West End Stables.
- Existing businesses and residents living at West End Stables cause noise and environmental pollution.
- Planning permission has been refused on this site previously.
- Issue of construction noise and traffic during COVID.
- Area along the lane being used as dumping ground.

7. SUMMARY OF CONSULTATION RESPONSES

Highways Officer

7.1 No objection subject to conditions.

Biodiversity Officer

7.2 No objection subject to conditions.

Drainage Officer

7.3 No objection subject to conditions.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

	Development Plan	NPPF
General policies	CS1 & CS2 of CSDPD	Consistent
Allocation	SA9 of SALP, CS5 of CSDPD	Consistent
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Residential amenity	Saved policies EN20 and EN25 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent

SPA	SEP Saved Policy NRM6, CS14 of CSDPD	Consistent
Infrastructure delivery	CS6 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Energy sustainability	CS10 and CS12 of CSDPD	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area (SPD)		
Planning Obligations SPD		
Parking standards SPD		
Design SPD		
Warfield SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of development
- ii. Residential amenity
- iii. Impact on character and appearance of surrounding area
- iv. Transport implications
- v. Biodiversity
- vi. Drainage
- vii. Thames Basin Heath SPA
- viii. Affordable housing
- ix. Infrastructure delivery
- x. Energy sustainability

i. Principle of development

Development Plan

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).

Core Strategy Development Plan Document (CSDPD):

9.3 CS1 sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes.

9.4 CS2 states that development will be permitted within defined settlements and on allocated sites. Development that is consistent with the character, accessibility and provision of infrastructure and services within that settlement will be permitted, unless material considerations indicate otherwise.

9.5 CS5 identified 'Land to the north of Whitegrove and Quelm Park and to the south of Forest Road and south of Harvest Ride', for a comprehensive, well designed mixed-use development.

This proposal is located within this area (Later allocated in SA9 of the Site Allocations Local Plan - SALP).

9.6 CS6 requires development to deliver infrastructure needed to support growth in the borough and mitigate adverse impacts of the development on communities, transport and the environment.

Site Allocations Local Plan (SALP):

9.7 The application site is located within the Warfield strategic allocation, which was allocated for residential development in SALP Policy SA9 - 'Land at Warfield'.

9.8 SALP Policy SA9 requires comprehensive well-designed mixed-use development, comprising:

- 2,200 dwellings (including affordable housing),
- Employment,
- Neighbourhood centre,
- Two primary schools,
- Multi-functional community hub,
- On-site open space, and
- Suitable Alternative Natural Greenspace (SANG).

9.9 The infrastructure requirements to support the development are set out within Policy SA9 and the Infrastructure Delivery Plan (IDP).

9.10 SALP Policy SA9 requires masterplans to be agreed with the Council prior to the submission of planning applications which will then be an important material consideration in the determination of subsequent planning applications.

Material considerations

9.11 SALP Policy SA9 is supported by the Warfield Supplementary Planning Document (SPD). The application site is located within 'Area 2' of the Warfield strategic allocation which has an agreed Area 2 masterplan. The relevance of these documents in shaping the development of this site is explained below.

Warfield SPD 2012

9.12 The Warfield SPD sets out specific guidance relating to the development of the SA9 area.

9.13 Development Principle W1 explains that 'the Council will expect planning applications to support the comprehensive development of Warfield including accessibility and the delivery of infrastructure'. The SPD was adopted following public consultation and it supplements Core Strategy Policy CS5 and SALP Policy SA9. It is a material consideration in the determination of planning applications.

9.14 In accordance with appendix 3 of the Warfield SPD, the land within the Warfield strategic allocation is divided into 4 areas:

- Area 1 – Land off Old Priory Lane, Ride, and Maize Lane.
- Area 2 - Land north of Harvest Ride, south of Forest Road, west of Avery Lane.
- Area 3 - Land north of Harvest Ride, (mostly) south of Warfield Street/Forest Road, east of Maize Lane.
- Area 4 - The land at Manor Farm, Binfield Road.

9.15 The application site is located within Area 2 of the Warfield strategic allocation.

9.16 Relating to development within West End Lane, the Warfield SPD sets out the following considerations for development in the area:

- West End Lane should remain semi-rural in its character and should not be paved or lit and remain unadopted.

- West End Lane will still provide access to the existing properties to the north but will be stopped up to vehicles at a point to be agreed with the Council and will not be an access to the new development.
- All new development in the vicinity should respect the amenity and privacy of existing dwellings and should be designed so that existing dwellings are not unacceptably overlooked.

9.17 The approved masterplan is replicated below, with the application site annotated in yellow to show the site within the context of the wider area. The Masterplan provides the parameters and design principles to set the context for development proposals and is a material consideration in the assessment of any application relating to all or any part of Area 2.



9.18 Berkeley Homes have an approved masterplan for most of Area 2 and planning permission for:

- 750 dwellings;
- open space
- a new primary school;
- Suitable Alternative Natural Greenspace;
- a new link road.

Lifting of pooling restrictions

9.19 This parcel of land for 2no. houses would be developed separately from the Berkeley Homes approved development.

9.20 In September 2019, Section 106 pooling restrictions were removed following changes to the Community Infrastructure Levy (CIL) regulations. In practise, this means there is no objection in principle to the development of individual parcels of land within the strategic development location, provided that they meet the requirements of SALP Policy SA9.

9.21 Individual development proposals must:

- a) relate to part of the strategic allocation where an agreed masterplan is in existence;
- b) demonstrate general conformity with the agreed masterplan for that part of the allocation, unless a departure is agreed by the Local Planning Authority; and
- c) not compromise the comprehensive delivery of the wider SA9 development in terms of:
 - i. Design – e.g. access strategy, connectivity, density, location of built form and areas of greenspace;
 - ii. Infrastructure delivery and phasing – e.g. SuDS, open space, highway enhancements, pedestrian and cycle routes, schools, community facilities, SPA and ecological mitigation; and
 - iii. Affordable housing.

9.22 This proposal for 2no. dwellings would comply as follows:

- a) The site relates to a strategic allocation where there is an agreed masterplan (the area 2 masterplan);
- b) There would be general conformity with the agreed masterplan:
 - The master plan does not specify the land subject to this application to be stopped up.
 - The development will front onto West End Lane. It will comprise a pair of semi-detached dwellings which is reflective of the area with an active frontage facing onto the lane which the masterplan specifies.
- c) The proposal would not compromise the comprehensive delivery of the wider SA9 development, securing infrastructure mitigation (including for affordable housing) through a Section 106 Agreement.

9.23 The approved Berkeley development, phases 6-7 is located to the rear (west) of the application site and the wider landholding of the applicant. The Berkeley development does not allow for vehicular access from the application site across to the Berkeley site as directly to the rear of the application site, the Berkeley development comprises a drainage route and landscape buffer, along with the new SANG at Cabbage Hill. The proposed development of this small site in isolation would not conflict with the approved Berkeley development.

9.24 Whilst it is acknowledged that the Warfield SPD refers to there being no access via West End Lane for the “new development”; this guidance was formulated in 2012 in the context of large scale development of Area 2, as opposed to an isolated site such as this coming forward for 2no. dwellings. There are no highway grounds for refusal relating to this scheme for 2no. dwellings; stopping-up of West End Lane is shown to the south of the application site on the Area 2 masterplan (and this proposal would not compromise this), there is no access provision to the application site through the approved Berkeley development and the proposal would not conflict with the agreed Area 2 masterplan. Therefore, the Council could not substantiate a reason for refusal for this small scale, infill development for 2no. dwellings.

9.25 Any further applications for development of other parcels of land along West End Lane, such as West End Stables, would have to be considered on their individual merits and their conformity with SALP Policy SA9, the Warfield SPD and the agreed Area 2 masterplan; and would include consideration for the need to stop-up West End Lane.

9.26 In conclusion, following adoption of the SALP, the site is allocated for development (SALP Policy SA9). The site falls within a defined settlement. Policy CS2 of the CSDPD states that development will be permitted within defined settlements and on allocated sites. The proposed development is therefore in accordance with Policy CS2 of the CSDPD and SALP Policy SA9.

9.27 Residential development of the site is therefore acceptable in principle, subject to other material planning considerations, including impact on residential amenity, character and

appearance of surrounding area, highway safety implications, etc which are discussed in the remainder of this report.

ii. Residential amenity

9.28 To the north of the site lies Shoshanna, a two storey dwelling, with single storey outbuilding set on the northern boundary of the application site. The proposed dwelling closest to the boundary with Shoshanna would be set between 7.5m and 9.9m from the flank wall of Shoshanna at the closest point, with a 2m separation distance between the flank wall of the garage of the proposed dwelling and the flank wall of the outbuilding at Shoshanna. In view of these separation distances, the setback of the proposed dwellings from the front elevation of Shoshanna, and the outbuilding of the existing dwelling set on the boundary with the application site, the proposed dwellings would not appear unduly overbearing to the detriment of the occupiers of the Shoshanna. Further, the proposed dwellings would not result in loss of daylight to front or rear facing windows at Shoshanna.

9.29 There are existing windows and a door in the flank wall of Shoshanna facing the application site. The existing window and door at ground floor level serve a kitchen and the 2no. existing windows at first floor level serve a bathroom and bedroom. Taking into account the siting of the proposed dwellings and the separation distance to the flank wall of the existing dwelling at Shoshanna, there would be no adverse loss of daylight to existing side facing windows, in particular, the bedroom window at first floor level which appears to be the primary source of light to the habitable room. Windows are proposed at ground floor and first floor level of the proposed dwelling closest to the boundary with Shoshanna which would serve a study and bedroom. These windows would be set some 10m from the existing windows at Shoshanna and in view of the siting of the proposed dwellings, there would be very oblique views into existing windows so that any level of overlooking would not cause significant harm to the occupiers.

9.30 3no. windows are proposed in the flank elevation of one of the dwellings facing north towards Shoshanna. 1no. window at ground floor level would serve a WC and the 2no. windows at first floor level would serve a bathroom and en-suite. A planning condition is recommended to ensure that the 2no. first floor windows would be obscure glazed and fixed shut to a height of 1.7m above floor level in the interests of privacy of adjoining occupiers.

9.31 The existing single storey outbuilding at Shoshanna set on the boundary with the application site comprises a window in the roofspace facing south towards the application site. This window is high level and would face onto the flank wall of the single storey garage; as such, no adverse level of overlooking would result to future occupiers of the proposed dwellings. Further, due to the single storey height of the existing outbuilding and that its roof pitches away from the boundary with the application site, the existing outbuilding would not adversely impact future occupiers of the proposed dwellings through overbearing impact or loss of daylight.

9.32 The land to the west of West End Stables is currently under construction by Berkeley Homes. The proposed dwellings would be set in excess of 40m from the rear elevation of the nearest approved dwelling within the Berkeley development. There will be a landscape and drainage buffer between the approved development and land within the wider ownership of the applicant. As such, the proposed development would not result in any impact to the residential amenities of future occupiers of the approved dwellings to the west in view of the separation distances and land within the wider ownership of West End Stables as an intervening feature in-between.

9.33 In relation to the residential amenities of future occupiers, each dwelling would be provided with on-site parking and turning in accordance with the Council's Parking Standards, private amenity space proportionate to the size of the dwellings and windows serving all rooms to provide a source of light and ventilation.

9.34 To the south of the site lies West End Stables, which is within the wider ownership of the applicant. The site is used for a mix of uses, including B2 and B8 uses. There are 2no. buildings within West End Stables which are set on the southern boundary of the application site. Both of these buildings have no openings which face directly onto the application site. One of the existing buildings at West End Stables would be visible from one of the plots due to its positioning set on the boundary with the application site. The building is however single storey in height, with its roof pitching away from the boundary with the application site. Subject to appropriate boundary treatment and planting which will be secured by planning conditions, along with the proposed layout of the dwellings with the garage closest to the boundary with the existing building, it would not appear unduly prominent to future occupiers of the proposed dwellings.

9.35 It is not considered that existing uses at West End Stables would adversely affect the living conditions of future occupiers of the proposed dwellings. Any future occupiers would be aware of the various commercial uses on the adjoining site. The site at West End Stables itself may also come forward for housing development in the future, however, to date, no planning application has been received. As such, acceptable living conditions would be provided for future occupiers of the proposed dwellings.

9.36 As such, the proposed development would not be considered to affect the residential amenities of neighbouring dwellings or future occupiers of dwellings currently under construction to the west as part of the Berkeley Homes development. Acceptable living conditions would be provided for future occupiers of the proposed dwellings. As such, the proposal would be in accordance with Saved Policy EN20 of the BFBLP and the NPPF.

iii. Impact on character and appearance of surrounding area

9.37 The Council adopted the Design SPD in March 2017 which seeks to secure good design and high quality development. The Design SPD sets out a number of recommendations that are relevant to the proposed development. Of particular relevance are the following recommendations:

- The form of new buildings, including roofs should relate well to those found in the local context;
- Frontages should relate to the context of the area, in particular the relationships between existing building lines, set backs, landscaping and the continuity of the frontage;
- Design buildings to reflect attractive qualities of local form of housing;
- All entrances should be from the street frontage;
- Parking for houses should not dominate the streetscene;
- Site dwellings so that all of their associated requirements, including outdoor space, parking and waste and recycling storage/collection can also be arranged appropriately within a plot and function well for the end user.

9.38 The proposed pair of semi-detached dwellings would face onto West End Lane, in keeping with the existing pattern of development to the north. Existing dwellings along the lane are semi-detached dwellings and the proposal would also reflect existing form. The dwellings would be sited on an undeveloped plot of land sited between existing buildings to the north and south, and adjoining a larger housing development under construction to the west as part of the Warfield strategic allocation. The dwellings would be set back 12m from the front boundary of the site at the closest point, resulting in the dwellings also being set back beyond the front elevation of the dwelling to the north at Shoshanna and an existing building at West End Stables set close to the road frontage. There is no uniformity to building lines along West End Lane and the setback of the proposed pair of semi-detached dwellings would create a spacious setting to the front, allowing for both on-site parking and turning provision, along with soft landscaping to contribute to the semi-rural character of the lane. The proposed siting of the dwellings would also mitigate their visual appearance within the streetscene.

9.39 The proposal for a pair of semi-detached dwellings on the land would not represent overdevelopment of the site. The proposal would retain adequate space between the proposed dwellings and adjoining buildings. Appropriate rear sized gardens would be provided (approximately 13m wide and 15m-16.5m deep) for each plot which would not be dissimilar in size to existing plots within the area; along with the provision of sufficient on-site parking in accordance with the Council's Parking Standards SPD. Plot 1 would be served by the existing vehicular access serving the site and a new vehicular access is proposed to serve plot 2. The proposed parking/turning area and vehicular accesses would be softened by lawn and areas of planting to mitigate their visual appearance within the site, including new tree planting fronting West End Lane and new hedging along the side boundaries to contribute and enhance the semi-rural character of the lane. A planning condition is recommended requiring details of hard and soft landscaping to be submitted for approval in the interests of the visual amenities of the area.

9.40 The proposed pair of semi-detached dwellings are designed to be symmetrical, creating a well-designed façade fronting the highway. The proposed dwellings would comprise a central projecting gable, along with entrance canopies and architectural detailing by way of tile hanging and brick headers to windows. The proposed dwellings would reflect the design elements of existing dwellings along West End Lane where there is no uniformity in terms of design and some existing dwellings comprise projecting front gables and a mix of hipped or gabled pitched roofs, along with tile hanging. As such, the design of the dwellings would assimilate well into the streetscene. A planning condition is recommended which will require details of materials to be submitted to the LPA for approval in the interests of the visual amenities of the area.



9.41 The proposed dwellings would be two storeys high, with single storey garages set back from the principal elevations of the dwellings. The majority of existing dwellings along West End Lane are two storeys high and the proposal would therefore assimilate well into the streetscene. Whilst the ridge height of the proposed dwellings would slightly exceed the ridge height of the pair of semi-detached dwellings directly to the north, this takes into account a minor change in land levels and the setback of the proposed dwellings from the front elevation of the existing dwellings to the north would mitigate this.

9.42 The proposed dwellings would be set in excess of 70m from a Grade II listed building to the south known as The Old Farmhouse and would be separated from the listed building by existing buildings and hardstanding within the ownership of West End Stables. As such, the proposal would not materially affect the setting of the listed building.

9.43 Subject to the imposition of conditions, the development would not result in adverse impacts on the character and appearance of the area and would be in accordance with Saved Policy EN20 of the BFBLP, Policy CS7 of CSDPD, the Design SPD, Warfield SPD and the NPPF.

iv. Transport implications

Access

9.44 The two proposed dwellings would take access off West End Lane, an adopted country lane which is derestricted and unlit. There are no footways and the lane is shared between traffic, pedestrians, cyclists and horse-riders.

9.45 One of the new dwellings would use the existing field access and a new access would be provided for the other new dwelling, adjacent to Shoshannia. Sightlines of 2.4m by 43m could be achieved to either side of the access which would be acceptable for this country lane and these accesses would therefore be acceptable. A new access and access alterations will require a culvert across an existing ditch and works will require the consent of the Highway Authority. The means of access should be secured by planning condition.

Parking

9.46 Each of the dwellings is to be provided with 3 parking spaces, including a garage. The internal dimensions of the proposed garages complies with the Parking Standards SPD, to allow for parking of vehicles, along with a separately accessed store to allow for cycle storage. Planning conditions are recommended to secure the garage for the parking of vehicles, along with its use for cycle storage to the rear.

Trips

9.47 Two new dwellings are likely to generate a total of 16 two-way movements per day, including one or two movements in both peak periods and this would have a nominal impact given the lane currently serves 15 to 20 properties and industrial/agricultural uses.

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

v. Biodiversity

9.49 The application involves works that have potential to impact on protected species and habitats of importance through the following:

- Location within a semi-rural area;
- Location adjacent to Cabbage Hill with records of protected species such as reptiles and badgers (records available from Thames Valley Environmental Records Centre);
- Clearance of natural vegetation which may form important habitats or support species listed under section 41 of Section 41 (S41) of the Natural Environment and Rural Communities Act 2006.

9.50 It is considered that the cumulative risk from these points signifies that an ecological impact assessment and surveys are required to be conducted by a qualified ecologist.

9.51 An ecological impact assessment was submitted during the course of the application which was considered acceptable to the Council's Biodiversity Officer. The proposed development would incorporate biodiversity enhancements, including bat and bird boxes and new soft landscaping.

9.52 Subject to conditions to protect and enhance biodiversity, the proposal would not adversely impact upon biodiversity and would be in accordance with Policies CS1 and CS7 of the CSDPD and the NPPF.

vi. Drainage

9.53 Drainage documentation has been submitted with the application, which has been assessed against the requirements of the NPPF, the PPG Flood Risk and Coastal Change, Bracknell Forest Local Flood Risk Strategy and DEFRA Non-Statutory SuDs Guidance and the SuDs Manual.

9.54 The application is for two dwellings and covers an area of 0.1 hectare. As the site is within Flood Zone 1 according to the EA flood maps and less than 1 hectare, a site specific flood risk assessment is not required in accordance with the NPPF, unless the development may increase flood risk.

9.55 The existing use of the land is a grassed area adjacent to existing buildings and therefore the removal of permeable land is likely to increase run off from the site and therefore a Flood Risk Assessment and Drainage Report has been submitted.

9.56 In accordance with paragraph 47 of the PPG relating to Flood Risk and Coastal Change, minor developments are unlikely to raise significant flood risk issues unless:

- they would have an adverse effect on a watercourse, floodplain or its flood defences;
- they would impede access to flood defence and management facilities, or;
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

9.57 The FRA and submitted drawings have therefore been assessed against these principles and it is concluded that the proposals will not have implications for flooding when tested against these three tests. The existing site has no specific site drainage with rainfall percolating through the existing soils. The proposals are for the provision of 2 soakaways within the front gardens of the proposed dwellings with overflows into the existing culvert.

9.58 The proposed run off rates have not used FEH rainfall data and no allowance has been made for urban creep. No design calculations have been provided and it is therefore unclear if the requirements of BRE Digest 365 Soakaway Design has been followed.

9.59 Also, no capacity tests of the existing culvert and associated piped sections have been undertaken to ascertain if the predicted overflow can be accommodated. However, given the minor size of the proposals if the culvert is not capable of taking the predicted overflow a sufficient size soakaway with a factor of safety included can be installed on site.

9.60 Outstanding drainage matters can therefore be addressed by the imposition of a pre-commencement condition requiring the submission of a drainage strategy and maintenance details.

9.61 subject to the imposition of this condition, this would ensure that the site is properly drained and does not increase the risk of flooding elsewhere, in accordance with CS1 of the CSDPD and the NPPF.

vii. Thames Basin Heath Special Protection Area (SPA)

9.62 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. An Appropriate Assessment has been carried out including mitigation requirements.

9.63 This site is located approximately 4.8km from 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.

9.64 For small Warfield sites (allocated under Site Allocations Local Plan Policy SA9), the Council will review whether or not it will support a SANG solution on a case by case basis.

9.65 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 (SPD). 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 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.

9.66 In this instance, the development would result in a net increase of two x 4-bedroom dwellings which results in a total SANG contribution of £13,676.

9.67 The development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which will also be calculated on a per bedroom basis. Taking account of the per bedroom contributions this results in a total SAMM contribution of £1,614.

9.68 The total SPA related financial contribution for this proposal is £15,290. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council 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 SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the Thames Basin Heaths Special Protection Area SPD and the NPPF.

viii. Affordable housing

9.69 SALP Policy SA9 requires all residential development to contribute towards the provision of affordable housing, regardless of the size of the individual development. This is to ensure that the allocation overall delivers adequate affordable housing.

9.70 Given that the application is for only two units, it would not be feasible to provide affordable housing on site. Therefore, a financial contribution towards the provision of off-site affordable housing within the Borough, equivalent in value to the normal policy requirement, will be secured by Section 106 agreement.

ix. Infrastructure delivery

9.71 Policy CS6 of the CSDPD requires development to mitigate its impact on local infrastructure. Infrastructure mitigation is primarily delivered through planning obligations, secured by s106 legal agreement, and the Community Infrastructure Levy (CIL).

9.72 In accordance with the requirements of SALP Policy SA9, and the Council's requirement for this strategic site to be delivered comprehensively, planning obligations will be secured towards the following areas of infrastructure:

- Primary Education – financial contribution towards the fit-out of Warfield West primary school classrooms.
- Community Facilities - financial contribution towards the Warfield Community Hub at the new Warfield Neighbourhood Centre.
- Open Space of Public Value – financial contribution towards off-site open space enhancements.
- Special Protection Area (SPA) Avoidance & Mitigation.
- Affordable Housing – financial contribution to provide off-site Affordable Housing in Bracknell Forest.

9.73 Subject to appropriate mitigation being secured by s106, this proposal would comply with Policy CS6 of the CSDPD.

9.74 Bracknell Forest Council commenced charging CIL on 6th April 2015 and it applies to new builds including those that involve the creation of additional dwellings.

9.75 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.

9.76 The proposal would be CIL liable and is located within the 'Land at Warfield' charging zone. This rate is lower than the 'Northern Parishes' rate which applies to surrounding areas outside the Warfield allocation. The lower rate reflects the expectation that significant infrastructure, including affordable housing, will be secured via S106 agreement.

x. Energy sustainability

9.77 Policy CS10 of the CSDPD requires the submission of a Sustainability Statement in relation to water usage. No Sustainability Statement has been submitted. A planning condition is recommended in relation to the submission of a Sustainability Statement to satisfy the requirements of Policy CS10 of the CSDPD.

9.78 Policy CS12 requires the submission of an Energy Demand Assessment in relation to 10% offset by renewable energy source. No Energy Demand Assessment has been submitted. A planning condition is recommended in relation to the submission of an Energy Demand Assessment to satisfy the requirements of Policy CS12 of the CSDPD.

10. CONCLUSION

10.1 Following the adoption of the Site Allocations Local Plan, the site is located within a defined settlement. The proposal for the development of an individual land parcel would be in general conformity with the agreed masterplan for the area and would not compromise the comprehensive delivery of the Warfield allocation. Infrastructure mitigation, including affordable housing, would be secured through a Section 106 agreement. Residential development of the site is therefore acceptable in principle.

10.2 The proposed development would not be considered to materially harm the residential amenities of neighbouring dwellings or future occupiers of dwellings currently under construction to

the west as part of the Berkeley Homes development. Acceptable living conditions would be provided for future occupiers of the proposed dwellings

10.3 The proposal would also not adversely impact upon the character and appearance of the surrounding area.

10.4 No adverse highway safety implications would result.

10.5 Relevant conditions will be imposed in relation to landscape, biodiversity and energy sustainability.

10.6 A legal agreement will secure contributions for SPA mitigation, off-site affordable housing provision, along with financial contributions towards the provision of primary school places; a multi-functional community hub and the provision of OSPV. The scheme is also CIL liable.

10.7 The application is therefore recommended for approval, subject to the completion of the 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. **A financial contribution towards the provision of off-site affordable housing equivalent in the value to the 25% policy requirement.**
- ii. **Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA, including the provision of SANG and contribution towards SAMM.**
- iii. **Securing the timely provision of, and contributions to, local facilities and services comprising:**
 - a) **financial contributions towards the provision of primary school places;**
 - b) **financial contributions towards the provision of a multi-functional community hub;**
 - c) **financial contribution towards the provision of OSPV.**
- iv. **Monitoring, management and maintenance costs.**

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 27 March 2017:

Drawing no. 17-J1705-LP
Drawing no 17-J1705-CP
Drawing no 17-J1705-C01
Drawing no 17-J1705-01
Drawing no 17-J1705-02
Drawing no 17-J1705-03

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

03. The development hereby permitted shall not be begun until details 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, CSDPD CS7]

04. The development hereby permitted shall be carried out in accordance with the finished floor levels shown on the approved drawings.

REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The first floor windows at first floor level in the side elevations of the dwellings hereby permitted 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 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 (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 elevations of the dwellings 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 dwellings hereby permitted shall not be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the 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. The areas shown for landscaping shall thereafter be retained.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS1, CS7]

08. The dwellings hereby permitted shall not be occupied until details of a scheme of walls, fences and any other means of enclosure 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 first occupation of any dwelling hereby approved.

REASON: In the interests of the visual amenities of the area and in the interests of nature conservation.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS1, CS7]

09. 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]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%) 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: CSDPD Policy CS12]

11. The dwellings hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans before the first occupation of any dwelling hereby approved and retained as such thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawings before the first occupation of any dwelling hereby approved. 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, CSDPD CS23]

13. The garages hereby permitted shall contain a separately accessed storage room which shall be used for cycle storage and thereafter retained as such. The remainder of the garage accommodation, which shall have minimum dimensions of 6m (length) by 3.5m (width) by 2.4m (height), 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, CSDPD CS23]

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

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

15. 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.

REASON: In the interests of amenity and road safety.

16. All ecological measures and/or works shall be carried out in accordance with the details contained in the document "Extended Phase 1 Ecological Survey" by John Wenman ecological consultancy received 22 November 2017 by the Local Planning Authority. An ecological site inspection report 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: CSDPD CS1, CS7]

17. No demolition shall be begun 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 and retained as such thereafter.

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

18. The development hereby permitted shall not be begun until a drainage strategy, including full calculations and testing compliant with BRE 365 detailing any on and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority, in consultation with the sewerage undertaker. The proposals should also set out a maintenance regime for any Soakaways as set out in the Suds Manual. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The approved strategy shall be performed, complied with and retained as such thereafter.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.
[Relevant Plans and Policies: CSDPD CS1]

Informatives

01. 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.

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

03. Materials

09. Sustainability Statement

10. Energy demand assessment

15. Site organisation

17. Ecological enhancements

18. Drainage

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

01. Time limit

02. Approved plans

04. Slab level

05 and 06. Restrictions on windows

11. Access

12. Parking/turning
13. Retention of garage and store (the store shall be used for cycle storage)
14. No gates
16. Ecological measures

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

07. Landscaping
08. Boundary treatment

03. 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@bracknell-forest.gov.uk , to agree the access construction details and to grant a licence 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.

In the event of the S106 agreement not being completed by 31 May 2021, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

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, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).
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 public open space, community, and educational facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space, community and educational facilities, the proposal is contrary to Policy R5 the Bracknell Forest Borough Local Plan, Policies CS6 and CS8 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)

Doc. Ref: Uniform 7/DC/Agenda

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

This page is intentionally left blank

ITEM NO: 06	Ward:	Date Registered:	Target Decision Date:
Application No. 20/00031/CON D	Priestwood And Garth	20 February 2020	16 April 2020
Site Address:	28 Meadow Way Bracknell Berkshire RG42 1UF		
Proposal:	Details pursuant to Condition 03 (Materials), Condition 04 (Slab Levels), Condition 08 (Landscaping), Condition 09 (Boundary Treatments), Condition 10 (Sustainability Statement), Condition 17 (Site Organisation) and Condition 23 (Services) of planning permission 17/00929/FUL.		
Applicant:	Mr Daniel Houghton		
Agent:	Hinton Cook Architects		
Case Officer:	Sarah Horwood, 01344 352000 development.control@bracknell-forest.gov.uk		

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



OFFICER REPORT

1. SUMMARY

1.1 The details submitted in relation to the pre-commencement conditions are considered acceptable. The proposal would not adversely affect the residential amenities of neighbouring properties or future occupiers of the approved dwellings and would not have an unacceptable impact upon the character and appearance of the surrounding area.

1.2 The development would achieve water usage of under 110 litres/person/day to satisfy sustainability requirements.

1.3 There would be no adverse highway safety implications and subject to further detail on the installation of services, there would be no adverse impact on protected trees.

RECOMMENDATION

Details relating to conditions 3, 4, 8, 9, 10,17 and 23 be approved as set out in Section 10 of this report.
--

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

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

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Land within defined settlement

Within 5km of the Thames Basin Heath SPA
--

3.1 28 Meadow Way is located to the north of the highway. The site comprises a bungalow facing onto the highway and to the rear is a detached garage which is accessed from a narrow access road serving a Scout Hut and communal garages.

3.2 The surrounding area is predominantly residential, characterised by detached, semi-detached and terraced dwellings.

4. RELEVANT SITE HISTORY

4.1 600212 approved 1974 for extension to bungalow forming kitchen and bedroom.

4.2 17/00929/FUL approved December 2019 for the erection of 4no. dwellings following demolition of existing bungalow, including widening of existing vehicular access with associated parking, refuse and cycle storage following the completion of a Section 106 Agreement.

4.3 Permission 17/00929/FUL was decided at the Planning Committee in February 2018 where it was resolved to approve the application subject to conditions and a section 106 agreement relating to mitigation measures for the SPA. The Section 106 Agreement was completed and permission issued in December 2019.

5. THE PROPOSAL

5.1 This application seeks the approval of details connected to the following conditions of planning permission 17/00929/FUL for the redevelopment of the site for 4no. dwellings following demolition of existing bungalow:

- Condition 3 (Materials),
- Condition 4 (Slab Levels),
- Condition 8 (Landscaping),
- Condition 9 (Boundary Treatments),
- Condition 10 (Sustainability Statement),
- Condition 17 (Site Organisation), and
- Condition 23 (Services).

6. REPRESENTATIONS RECEIVED

6.1 Objections were received from 8 postal addresses which raise the following points (summarised) and are addressed in this section of the report:

- Concerns about removal of trees and impact on trees

6.2 Officer comment: There were 3 trees along the north-western/western boundary of the site facing onto the unadopted access road which were removed before application 17/00929/FUL was submitted. These trees were not subject to Tree Preservation Orders at the time of their removal. The site is also not in a Conservation Area and therefore the loss of these trees could not have been prevented at the time of their removal.

6.3 1no. additional tree was to be removed for visibility purposes and another category U tree was to be reduced in height and retained as standing deadwood for biodiversity value, as shown on the approved site layout drawings. The removal of these 2no. trees was considered at the application stage.

6.4 2 existing trees – an Oak and a Horse Chestnut along the western/south-western boundary of the site have been protected by Tree Preservation Orders (TPOs) and these 2 trees would be retained. A further tree was also protected by a Tree Preservation Order, however this particular tree was shown to be removed on the drawings considered by permission 17/00929/FUL before the tree was protected and therefore the LPA cannot resist its removal. An extended vehicular crossover to serve plots 3 and 4 was required for access to these plots and this layout was considered and the Planning Committee resolved to grant permission subject to the completion of a S106 agreement before the trees were protected. There are conditions on permission 17/00929/FUL which seek to protect the 2 retained trees subject to TPOs, which include the requirement for protective fencing during building works and any hard surfacing to be based on a porous 'No-Dig' construction.

- Concerns about relocation of lamp column

6.5 Officer comment: An existing lamp column would be relocated from its current position to an alternative position as a one for one replacement. In addition, low level bollard lighting is proposed within the site. The relocation of the lamp column was shown on the approved site layout drawings considered at the application stage. The relocated lamp column has been sited as close as possible to its original position and to the side of the parking spaces serving plot 4 so that it would be slightly closer to the scout hut.

- Impact on wildlife

6.6 Officer comment: impacts on biodiversity were assessed at application stage with ecological surveys submitted to the Council which the Council's Biodiversity Officer reviewed. The development was not considered to adversely affect biodiversity subject to conditions. These included ecological enhancements such as the installation of bat and bird boxes, new tree planting and the retention of part of a tree to be retained as standing deadwood.

- Increase in traffic

6.7 Officer comment: As the development already has planning permission, this comment is not relevant to the conditions application.

- Why were neighbours not consulted on proposed plans?

6.8 Officer comment: This is an application for the approval of details of planning conditions on a planning permission. There is no statutory requirement to consult neighbours on such applications. Planning permission ref 17/00929/FUL was resolved to be approved at Planning Committee in February 2018, with permission being granted in December 2019 following completion of a Section 106 Agreement. This application is not re-assessing the redevelopment of the site but considering details relating to the conditions attached to the approval. This is also not an amended scheme to the original permission.

6.9 Some of these objection comments relate to the original application which has already been granted permission following assessment of any impacts on highway safety, trees and ecology. The details submitted as part of this conditions application do not vary the scheme considered and approved by planning permission 17/00929/FUL in terms of siting of dwellings, height, vehicular parking and access, etc.

7. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

	Development Plan	NPPF
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 and CS24 of CSDPD	Consistent
Energy Sustainability	CS10 & CS12 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Design SPD		
Parking standards SPD		

Other publications
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)

8. PLANNING ASSESSMENT

Condition 3 – Materials

8.1 The materials which have been selected to be used in the external construction of the approved dwellings include facing brickwork, render (K-Rend - Silicone coloured render) and Redland plain concrete tiles. These materials are considered appropriate, reflecting materials seen elsewhere in the surrounding area, whilst identifying the dwellings as more modern additions within the street.

8.2 As such, details in relation to condition 3 can be approved accordingly.

Condition 4 – Slab level

8.3 A pair of semi-detached dwellings, 2.5 storeys high (plots 1-2) would face onto Meadow Way and to the rear, orientated at 90 degrees to plots 1-2, would be a pair of semi-detached dwellings, 2 storeys high (plots 3-4). The heights of the dwellings were approved by planning permission 17/00929/FUL.

8.4 The details of the finished floor levels as submitted are acceptable and details in relation to condition 4 can be approved accordingly.

Condition 08 - Landscaping

8.5 New soft landscaping is proposed across the site, to enhance the visual amenities of the area, as well as providing ecological enhancements to the site. The proposed soft landscaping would include native hedges along the southern and western boundaries of the site, new lawn areas, ornamental shrubs and climbers.

8.6 In addition, 10no. new trees would be planted, 2 of which would be close to the southern boundary facing onto Meadow Way and 6 close to the western boundary facing onto the access road. The trunk of one tree which would be felled would be retained at a height of 3m as a monolith to provide biodiversity value. Whilst it is acknowledged that some mature trees were felled along the western boundary of the site prior to the submission of application 17/00929/FUL, the trees were not protected at their time of their removal. The proposed landscaping details provide an opportunity for replanting across the site, including trees and native hedging and would help mitigate for the loss of former trees.

8.7 There are an Oak tree and a Horse Chestnut tree on site which are now subject to Tree Preservation Orders and would be retained.

8.8 An acceptable maintenance and management plan for hard and soft landscaping has also been provided as required by condition 8.

8.9 Driveways and parking areas would be finished in block paving, with the parking bays finished in a contrasting material to the shared driveway to differentiate between the areas. Pedestrian access would be provided to the fronts of the 4 plots, along with access to the rear gardens and cycle stores located within each of the 4 plots.

8.10 A visitor parking space in the south-western corner of the site would be identified on the ground with a painted symbol for demarcation.

8.11 There is a pedestrian access path provided within the site which would link from plots 1 and 2 to plots 3 and 4. This would provide pedestrian links for any visitors using the visitor parking space, along with a pedestrian route for mail deliveries and access to the bin collection point for future occupiers of plots 3 and 4.

8.12 Plot 1 would have a bin store within the side/rear garden of the plot and a bin store area for plot 2 would be located to the rear of the 2no. parking spaces serving the plot. Future occupiers of plots 1 and 2 would move their bins to Meadow Way on collection day. Bin storage areas for plots 3 and 4 would be provided to the front/side of plots 3 and 4, along with a bin collection point, enclosed by palisade fencing. The size of the bin collection point has been reduced from that originally submitted as part of this conditions application so that the collection point serves only plots 3 and 4 (as opposed to serving all 4 plots as originally shown on the submitted details).

8.13 There is existing hedging and vegetation along the western boundary of the site facing onto the access road which would be retained and trimmed to create a boundary hedge. This boundary would be supplemented with a native hedge mix for a very small section (approximately 3.5m) to link up with the existing hedging/vegetation along this boundary.

8.14 As such, details in relation to condition 8 can be approved accordingly.

Condition 09 - Boundary Treatment

8.15 The rear gardens of all 4 plots will be enclosed by either existing 1.8m high close boarded fencing that is already in situ or new 1.8m high palisade fencing that will separate the individual rear gardens. There will be 1.8m high timber gates that will provide secure access to the rear gardens of each of the 4 plots.

8.16 It is considered that 1.8m high close boarded/palisade fencing and 1.8m high timber gates are appropriate forms of boundary treatment which are visible in the immediate area and commonplace as a means of enclosure in residential areas, at a height which will allow privacy to future occupiers of each of the 4 plots.

8.17 There is an existing boundary wall along the front (southern) boundary of the site facing onto Meadow Way. The wall is 0.628m high, with brick piers which are 0.825m high. Part of the existing boundary wall and piers will be retained, and a section will be re-built to the same height as existing, using bricks reclaimed from the existing wall. There will be 2no. new brick piers either side of the vehicular access serving plots 1 and 2 facing onto Meadow Way which will be the same height as the existing piers at 0.825m.

8.18 The retention in part of the existing boundary wall and piers is desirable as a low level means of enclosure that is seen elsewhere along the frontages of dwellings on Meadow Way.

8.19 There will be no gates at the vehicular accesses serving the 4 approved dwellings, as controlled by condition 16 of permission 17/00929/FUL.

8.20 There will be a bin collection point serving plots 3 and 4 which will be enclosed by 1.5m high palisade fencing which will be sited on an existing area of hardstanding. The means of enclosure for the bin collection point is considered acceptable (and would also be within 25m of the main highway on Meadow Way, providing an enclosure which would screen views of the bins.

8.21 As such, details in relation to condition 9 can be approved accordingly.

Condition 10 - Sustainability

8.22 It has been demonstrated that the proposal would achieve water usage of under 110 litres/person/day, in accordance with Policy CS10 of the CSDPD.

8.23 As such, details in relation to condition 10 can be approved accordingly.

Condition 17 - Site Organisation

8.24 The site organisation proposed during the construction works accounts for:

- (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

8.25 The site organisation plan has been revised during the course of the application to relocate site operative parking, welfare facilities and the wheel wash facility to outside the root protection area of 2no. trees on site protected by TPOs.

8.26 Delivery vehicles will enter and exit the site via the access road. This will lead to a drop off/turning area in a central location within the site. A wheel wash facility is proposed adjoining the site entrance.

8.27 6no. site operative parking spaces are proposed in total. Whilst 4 spaces are in a tandem formation, this is considered acceptable in this instance to achieve maximum parking on site and minimise any overspill parking onto Meadow Way during the construction.

8.28 The site/welfare office and shelter would be provided in the south-eastern corner of the site. A storage area for materials is proposed along the eastern boundary.

8.29 The site will be enclosed by 2.4m high hoarding (or existing boundary fencing).

8.30 The Council's Highways Officer had questioned whether the site could be built in phases, with demolition, then the 2 plots to the rear of the site (plots 3 and 4) being constructed, followed by the 2 plots to the front of the site (plots 1 and 2) being constructed last. This phased approach was considered by the applicant/agent; however, this is not achievable or a practical solution. The dwellings are to be constructed from timber frames which will be delivered at the same time and built out at the same time.

8.31 As such, details in relation to condition 17 can be approved accordingly.

Condition 23 - Services

8.32 Details relating to this condition will be included on the supplementary report.

9. CONCLUSION

9.1 The details submitted in relation to:

- Condition 3 (Materials),
- Condition 4 (Slab Levels),
- Condition 8 (Landscaping),
- Condition 9 (Boundary Treatments),
- Condition 10 (Sustainability Statement),
- Condition 17 (Site Organisation), and
- Condition 23 (Services)

are considered acceptable. The proposals would not adversely affect the residential amenities of neighbouring properties or future occupiers of the approved dwellings and would not have any unacceptable impact upon the character and appearance of the surrounding area.

9.2 The development would achieve water usage of under 110 litres/person/day to satisfy sustainability requirements.

9.3 There would be no adverse highway safety implications and subject to further detail on the installation of services, there would be no adverse impact on protected trees.

10. RECOMMENDATION

10.1 That the details submitted in respect of conditions 3, 4, 8, 9, 10, 17 and 23 of planning permission 17/00929/FUL, and as listed below, are **APPROVED**:

Condition 3 - materials

The use of the following materials are acceptable:

Roof tiles - Redland plain concrete tiles.
Facing brickwork - Wienerberger multi-clay bricks.
Feature diaper pattern brickwork - Wienerberger blue.
Render - K-Rend (Silicone coloured render).
Windows and doors - Eurocell UPVC in slate grey.
Rainwater goods - gutters and downpipes in anthracite grey.

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

Condition 4 - slab levels

The details shown on drawing no. 17-03-PL-601-B received 20 February 2020 are acceptable in relation to the above condition.

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

Condition 8 - landscaping

The details shown on drawing nos. 17-03-WD-101 E, 10105.01 Rev A and 10105.02 Rev A received 26 May 2020 and 8 September 2020 and document entitled Maintenance and

Management Plan - soft works and hard works received 20 February 2020 are acceptable in relation to the above condition.

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.

Condition 9 - boundary treatment

The details shown on drawing nos. 17-03-WD-101 E, and 10105.01 Rev A received 26 May 2020 and 8 September 2020 are acceptable in relation to the above condition.

The approved scheme shall be implemented in full before the occupation of the new dwellings and retained as such thereafter.

Condition 10 - sustainability

The details contained in document entitled "Appendix AA - Water Efficiency Calculator for new dwellings" received 20 February 2020 are acceptable in relation to the above condition.

The development shall be implemented in accordance with the approved details and retained as such thereafter.

Condition 17 - site organisation

The details shown on drawing no. 17-03-PL-801-B received 8 September 2020 are acceptable in relation to the above condition.

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 approved purposes.

Condition 23 - services

Details relating to this condition will be included on the supplementary report.

Doc. Ref: Uniform 7/DC/Agenda

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

This page is intentionally left blank

PLANNING COMMITTEE
17th December 2020

DETERMINATION OF TREE WORK APPLICATION 20/00298/TRTPO

(Director of Place, Planning and Regeneration)

ITEM NO: 07

Application No.	Ward:	Date Registered:	Target Decision Date:
20/00298/TRTP O	Winkfield & Cranbourne	16 th October 2020	7 th December 2020

Site Address: **2 Furzefield (formerly 89 Locks Ride)**
 Proposal: **Prune to 'crown-lift' branches of protected Birch up to 2.5 metres.**
 Applicant: Mr W McCarthy
 Agent: Mr M Welby
 Case Officer: Phil Gritten, 01344 352000
tree.service@bracknell-forest.gov.uk



1. PURPOSE OF DECISION

1.1 In accordance with the Bracknell Forest Council's Scheme of Delegation this application is being considered by the Committee where more than 5 objections have been received. Accordingly, the determination of a tree work application is a matter for consideration for the Planning Committee.

2. RECOMMENDATION

2.1. To approve the application subject to condition contained in section 9 of this report.

3. ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

3.1. Borough Solicitor

3.1.1. Guidance on Tree Preservation Orders and their making, confirmation and management has been provided online at [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk). That guidance indicates that in the Secretary of State's view TPO's should be used to protect selected trees and woodlands if their removal would have a significant impact on the local environment and it's enjoyment by the public. Local Planning Authorities should be able to show that a reasonable degree of public benefit would accrue before TPO's are made or confirmed.

3.1.2. The guidance advises that three factors in particular are of relevance, namely: -

- Visibility - the extent to which the tree can be seen by the public
- Individual impact -The Local Planning Authority should assess a tree's particular importance by reference to its size and form, it's future potential as an amenity taking into account any special factors
- Wider impact - the significance of the tree in its local surrounding should be assessed

3.1.3. In accordance with Government Guidance [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk) any loss or damage arising from a local authority's, conditional consent or refusal provides an applicant a right to make a claim for compensation. Similarly, if an appeal is dismissed or conditions imposed, leading to loss or damage, again an applicant has a right to make a claim for compensation. Strict criteria and limitations relating to a Local Authority's compensation liability are detailed within the guidance from: Paragraph: 107 Reference ID 36-107-20140306

3.1.4. In determining applications, if the authority believes that some loss or damage is foreseeable, it should not grant consent automatically. It should take this factor into account alongside other key considerations, such as the amenity value of the tree and the justification for the proposed works, before reaching its final decision.

3.2. Borough Treasurer

3.2.1. The Borough Treasurer has noted the report. There are no significant financial implications arising from the recommendation in this report.

3.3. Equalities Impact Assessment

3.3.1. Not applicable

3.4. Strategic Risk Management Issues

3.4.1. Not applicable

3.5. Other Officers

3.5.1. Head of Planning has noted the report.

4. BACKGROUND

- 4.1. Existing trees, that is individuals, groups, areas and woodlands were viewed and assessed for their amenity impact using a system to evaluate the suitability of trees for a TPO. This system is based on factors that assess: -
 - Their health & condition
 - Their remaining longevity
 - Their relative public visibility
 - Specialist considerations such as 'veteran' status, historical interest etc.
 - The known (or perceived) 'threat' to their health & condition or existence
 - The impact of the trees on the landscape
 - Special factors such as proximity and orientation to the nearest habitable structure.
- 4.2. These factors follow criteria based on government guidance and 'best-practice' and the assessment system follows policy developed by the Tree Policy Review Group (2007).
- 4.3. How the Planning Authority should consider an application to prune or remove protected trees is provided by Government guidance ([Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk))
- 4.4. The Planning Authority has 56 days (8 weeks) in which to determine TPO applications but is not able to make a determination before 28 days which is the statutory public consultation period.
- 4.5. In determining the application, the LPA must consider: -
 - If the proposal is exempt from the need to obtain LPA consent
 - Assessing the amenity value of the tree or woodland and the likely impact of the proposal on the amenity of the area;
 - In the light of the amenity assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
 - Whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
 - Whether any requirements apply in regard to protected species;
 - Other material considerations, including development plan policies where relevant; and ensure that appropriate expertise informs its decision.
- 4.6. The Birch was previously referenced as T11 in the tree-surveys supporting previous development applications (17/00160/OUT, 18/00249/OUT & 18/00458/REM). A grant of permission to develop (18/00458/REM) included a condition to retain the tree and protect it with fencing for the duration of the construction phase.
- 4.7. On commencement of development, the tree became the focus of attention of adjoining residents and subsequently, as a result of a request and petition by local residents (supported by Councillor Gaw); concerned for its future safety, the Birch was added to TPO 1254 and designated as T2.
- 4.8. Shortly after the modified TPO was served (on 7th. August 2020), the developer made two applications; one to fell the Birch (20/00299/TRTPO) and the other to prune it (20/00298/TRTPO); which is now the subject of this report.
- 4.9. Application 20/00299/TRTPO to fell the Birch has already been determined with a refusal to grant consent to fell.

5. DETAILS OF RESIDENTS' OBJECTIONS

5.1. No expressions of support were received; however, a total of 14 objections, from 11 different households were made within the 28 day public consultation period prior to the 10th November 2020.

5.2. Summary of objections:

The subject tree provides: -

- Intrinsic visual amenity
- Increased biodiversity through habitat
- Veteran characteristics
- Integral to the planning design

There is concern that: -

- The developer has demonstrated a disregard for the landscape character through unlawful pruning of the neighbouring hedge and excessive pruning of the adjacent Holly
- The developer will not engage the services of a professional arborists to meet pruning standards
- There has been an accumulative detriment to the local environment and its biodiversity since the development began – other adjacent Oaks have died, and (allegedly) a badger sett destroyed
- Adjacent properties have been refused consent on the basis of shading (need for consistency in planning to set precedent)

6. TREE SERVICE CONSIDERATIONS

6.1. The Tree Service assess the application in accordance with 'BS 3998:2010 Tree Work – Recommendations' and current arboricultural plant health research.

6.2. All representations (comment, objections and support) are taken in account during the determination of the TPO application and a delegated report is produced for the record and a formal notice of the determination sent to the applicant.

6.3. In the case of multiple communications that raise similar points or issues, the delegated report contains the Council's summary response to the issues raised.

6.4. The Council's response to the objections include: -

- Tree work planning applications are considered on individual merit and in accordance with current planning and arboricultural techniques and standards.
- An acknowledgment by the Tree Service of the various public concerns and objections, whilst accepting that the application to crown-lift the tree to increase unhindered access is not, in principle, an exceptional unreasonable specification nor outside current arboricultural practice.
- A consideration to support the pruning of T2 Birch, but with a condition to limit the extent of Crown-lift to enable the objective to be met, without any long-term detriment to the trees' health & condition nor visual amenity benefit that the tree provides.

7. SUPPORTING PLANNING INFORMATION

7.1. Under previously approved application 18/00458/REM, the Birch was shown to be retained and protected by fencing during construction (by a standard tree condition).

8. CONCLUSION

8.1. The Council has followed due legislative process, procedure and policy and has addressed the various representations submitted by correspondents and subsequently stated, in this report, the reasons for a conditional grant of consent to prune the Birch.

9. RECOMMENDATION

9.1. That the application 20/00238/TRTPO be approved subject to the following condition: Crown-lift by the removal of only the 3 lowest primary branches at their stem union; reference the accompanying annotated photo which clearly identifies the branches consented for removal. All works must comply with arboricultural standard 'BS 3998:2010 Tree Work – Recommendations'.

End of Report

APPENDIX –

Site photos; annotated photo showing recommended branch removal and a general view of tree.





T2 Birch: south aspect