

**PLANNING COMMITTEE
21 JANUARY 2021
6.30 - 9.01 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, Skinner and Virgo

Also Present:

Councillors Atkinson, Gibson and Mrs Temperton

69. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 17 December 2020 be approved as a correct record and signed by the Chairman.

70. Declarations of Interest

Councillor Gbadebo declared that he lived near agenda item 5 , 20/00573/FUL Land South Of Allotment Gardens and East Of Downshire Driving Range but had no prior involvement with the item.

71. Urgent Items of Business

Pursuant to Section 100B(4)(b) of the Local Government Act 1972, the Chairman notified the Committee that he had agreed that Confirmation of Tree Preservation Order – TPO 1339 - Land at 33 Isis Way, Bracknell, GU47 9RB would be heard as an urgent item of business.

72. PS 20/00573/FUL Land South Of Allotment Gardens and East Of Downshire Driving Range, South Road, Wokingham, Berkshire

Erection of new gymnastics centre with associated car parking, cycle storage, access and landscaping

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council recommended refusal.
- A total of 1237 representations had been received. 320 of these representations were in support of the application, with the remaining objecting to the application.
- A petition objecting to the proposal had been received containing 22 signatures.
- The representations from 2 public speakers who joined the meeting.

RESOLVED that the application be **REFUSED** for the following reasons:-

01. The proposed development would be situated on land outside of a defined settlement and the site has not been allocated in the Site Allocations Local

Plan. It would have an adverse impact on the character, appearance and function of this land as open space of public value and it has not been demonstrated to the satisfaction of the Local Planning Authority that there are no suitable preferable locations, including within a town centre or edge of town centre location. The proposed location has therefore not been justified, and the proposal is contrary to policies CS1, CS2, and CS9 of CSDPD, policies EN8 and R7 of the BFBLP, and the NPPF.

- 02 The proposal would result in the loss of existing open space at Great Hollands Recreational Park which is not proposed to be replaced. Whilst alternative sports and recreational provision is proposed, it has not been demonstrated that the benefits of the proposed development would clearly outweigh the loss of the current use. As outlined in the Bracknell Forest Open Space and Sports Study (August 2017), the site clearly serves its purpose as an open space that provides for sports and recreation. The proposal is therefore contrary to policy CS8 of CSDPD, 'Saved' policy EN8 of the BFBLP, policy EV3 of the Bracknell Town Neighbourhood Plan and the NPPF.
03. The proposed development, by virtue of its proposed scale, siting and prominence, as well as the loss of the existing trees subject to a TPO, would have a harmful urbanising impact on the character and appearance of this outside of settlement/countryside location, and would be contrary to 'Saved' policies EN8 and EN20 of the BFBLP, Policies CS7 and CS9 of CSDPD and the NPPF, which seek to protect the character and appearance of land situated outside of a settlement.
04. The application would require the removal of significant number of trees within a woodland area protected by TPOs which would result in loss of woodland priority habitat in conflict with the purposes of its conservation as a Habitat of Principal Importance under the NERC Act 2006. This would also result in a reduction of green infrastructure that would reduce the resilience of the ecological network at this location. The proposal is therefore contrary to policies EN1, EN3, EN8 & EN20 of the BFBLP and contrary to the NPPF.
05. The application does not demonstrate that it would achieve protection and long term conservation of Species of Principal Importance that are also protected species in line with the NERC Act 2006, Standing Advice from Natural England, saved BFBLP policy EN1 and CSDPD policies CS1 and CS7.
06. The application does not demonstrate that it would protect or achieve net gain for biodiversity in line with the NPPF, CSDPD policies CS1 and CS7.
07. The proposal, by reason of inadequate access, inadequate provisions for the efficient delivery of goods and access by service and emergency vehicles and inadequate parking, would give rise to highway safety issues and over-spill parking which would be contrary to policy M9 of the BFBLP and the NPPF.
08. The application fails to secure a Travel Plan which is required for a development of this scale, contrary to CSDPD policy CS23 supported by the paras. 108 and 111 of the NPPF and the Planning Obligations SPD
73. **19/00327/FUL Land At South West Of Abbey Place, Abbey Place, Warfield, Bracknell, Berkshire**
Erection of 9 dwellings with associated access, parking and landscaping.

The Committee noted:

- The supplementary report tabled at the meeting.
- Warfield Parish Councils objection to the application as detailed in the agenda papers.
- 3 additional representations had been received as result of the additional consultation of properties to the west of the site.
- That one comment of support had been received.
- Three additional objections received, as detailed in the supplementary report.

Following the completion of planning obligations secured by an agreement, under Section 106 of the Town and Country Planning Act 1990, relating to:

- The construction of affordable housing and an off-site contribution towards affordable housing.
- The construction of the pedestrian and cycle access within the site, and a financial contribution for the delivery of the section within the Redrow site to the west.
- A permissive right through the development by foot or bicycle.
- A contribution towards the ICT fit out of the Warfield West Primary School
- A financial contribution towards the Warfield Community Hub and new Neighbourhood Centre.
- A financial contribution for off-site open space provision to be used towards Priory Fields and/or the Warfield Memorial Ground Playing Field.
- The provision and long-term maintenance of sustainable drainage (SuDs).
- The Thames Basins Heaths SPA mitigation – Suitable Alternative Natural Greenspace (SANG) and contribution towards Strategic Access Management and Monitoring (SAMM).

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 and following the required consultation with the applicant in relation to pre-commencement conditions:

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

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

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

Block Plan AP-BP- 01 Site Layout AB-SL_9U-01C - Rec. 26.5.2020
Site Layout Coloured - AB-CSL_9U- 01 - Rec. 12.6.2020
Plot 1 - Plans and Elevations AB-PE_9U - 01 - Rec. 7.8.2020
Plot 2 - Plans and Elevations AB-PE_9U - 02 - Rec. 7.8.2020
Plot 3 - Plans and Elevations AB-PE_9U - 03 - Rec. 7.8.2020
Plots 4-9 - Plans and Elevations AB-PE_9U - 04A - Rec 12.6.2020
Streetscene - AB-SS - 01- 02 - Rec. 7.8.2020
Drainage Strategy C200 Rev 5 - Rec. 3. 8. 2020
Existing Ditch Engineering works BR- 533-0037 C203A - Rec. 29.1.2020
Flood Risk Assessment Calibro Report Ref BR-537-0037 Rev 02 - Rec 3.2.2020

Tree Protection Plan TMC - 13075 - L/C - Rec. 11.5.2020
Tree Survey and Constraints Plan TMC - 13075 - S/C - Rec 11.5.2020
Arboricultural Impact Statement 13075- AIA - C - Rec.11.5.2020
Phase 1 Geo Environmental Risk Assessment - Rec 8.4.2019
Sustainability Statement - Rec 30.4.2020

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

03. No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area. [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. No part of the development hereby permitted shall be begun until details showing the finished floor levels of the building/s in relation to a fixed datum point has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area and to protect the amenities of neighbouring properties. [Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification) no additional windows shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted other than as shown on the approved drawings.

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

06. The following window(s) in the development hereby permitted or any replacement window shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Plot 1 - ground floor (west elevation) lounge Plot 2 – ground floor (east elevation) lounge.

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

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

REASON: To safeguard the character of the area and the amenities of adjoining properties. [Relevant Policies: BFBLP EN20]

08. The development shall not be begun 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 out and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

09. No development shall commence until details of boundary treatments (fencing, hedges, walls) have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details.

REASON: In the interests of the appearance of the site [Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

10. No retained tree, hedgerow or group of shrubs specified as to be retained on the approved drawings shall be cut down, uprooted or destroyed. Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans which die, are removed or irreparably damaged during the course of the development, or within a period of 5 years of the completion of the development, shall be replaced with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

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]

11. All existing trees, hedgerows and groups of trees shown to be retained on the approved drawings shall be protected during the course of building works by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012 or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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]

12. 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]

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

REASON: In the interest of protecting bio-diversity. [Relevant Policies: BFBLP EN2, Core Strategy DPD CS1]

14. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: Core Strategy DPD CS10]

15. No development shall commence until the details of the design, specification and location of the Solar PV as detailed in the Sustainability Statement have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details and retained as such thereafter.

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

16. No development shall commence until details of the specification for the construction of the pedestrian and cycle link connecting the highway and the western boundary of the site as illustrated on drawing AB_SL_9U-01C shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling within the development hereby approved shall be occupied until the pedestrian and cycle link to the western boundary of the site has been constructed in accordance with the approved details.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians. [Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

17. No development shall take place until a plan showing visibility splays at the junction of the turning head and the car parking area to the rear of plots 4 – 9 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

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

18. No dwelling shall be occupied until that part of the access road which provides access to it, along with adjacent margins and street lighting placed within these margins, has been constructed to an adoptable standard in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

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

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

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

20. No development shall commence until: (a) details of the location of 2 visitor car parking spaces, and (b) details of the signing for the visitor car parking spaces have been submitted to and approved in writing by the Local Planning Authority. The visitor car parking spaces shall be provided and signed in accordance with the approved details before the occupation of any of the dwellings hereby approved 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]

21. The garage accommodation for plot 3 shall be retained for the use of the parking of vehicles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met. [Relevant Policy: BFBLP M9]

22. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No dwelling shall be occupied until the approved scheme has been implemented and the facilities shall be retained as such thereafter.

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

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

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

24. No development (including demolition and site clearance) shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include as a minimum; (i) Routing of construction traffic (including directional signage and appropriate traffic management measures); (ii) Details of the parking of vehicles of site operatives and visitors; (iii) Areas for loading and unloading of plant and materials; (iv) Areas for the storage of plant and materials used in constructing the development; (v) Location of any temporary portacabins and welfare buildings for site operatives; (vi) Details of any security hoarding; (vii) Details of any external lighting of the site; (viii) Details of the method of piling for foundations; (ix) Measures to control the emission of dust, dirt, noise and odour during construction; (x) Measures to control surface water run-off during construction; (xi) construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site; (xii) Details of wheel-washing facilities; and (xiii) Areas for the turning of construction vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear. The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases. [Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

25. 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. A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction of buildings shall not commence until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report. This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".

REASON: 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. [Relevant Policies: BFBLP EN25]

26. No development shall commence until: i) the exploratory archaeological work as set out in the 'Project specification for an archaeological evaluation' (dated 5th June 2018, ref. 14e218ev) has been implemented; ii) a further programme of archaeological mitigation has been submitted to and agreed in writing with the

Local Planning Authority should the results of the exploratory investigation justify it. The further programme shall be implemented in accordance with the approved details.

REASON: The site lies in an area of archaeological potential, particularly for prehistoric and Roman remains. The potential impacts on the buried archaeological heritage can be mitigated by a programme of archaeological work so as to record and advance understanding of any heritage assets to be lost in accordance with national and local planning policy. [Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

27. No development shall commence until full details of the Drainage System(s) in accordance with the Calibro Report Ref BR-537-0037 Rev 02 with updated Drainage Strategy drawing (T4C drawing no. C200 Rev.5) provided by Josh Blackall's email dated 3rd August 2020 have been submitted to and approved in writing by the Local Planning Authority. Full details shall include all components of the proposed drainage system in accordance with the including dimensions, locations, gradients, invert and cover levels, headwall details, planting, fencing and drawings as appropriate together with confirmation of the gully spacing calculations to demonstrate they are capable of conveying the rainfall volumes as set out in the Approved Drainage strategy.

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.

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

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

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

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

30. No dwelling hereby approved shall be occupied until a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes, cover systems, etc.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

31. No part of the development shall be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste storage facilities in the interests of amenity. [Relevant Policy: Relevant Policy: Core Strategy DPD CS13]

32. The hours of site clearance and construction shall be limited to: - between 8:00 am and 6:00 pm Monday to Friday - between 8:00 am and 1:00 pm Saturday There shall be no site clearance or construction undertaken on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises. [Relevant Policies: BFBLP EN25]

74. **20/00599/FUL Snaprails Lodge, 2 Wellington Road, Sandhurst, Berkshire GU47 9AN**

Erection of replacement two storey dwelling following demolition of existing bungalow.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Sandhurst Town Council raised no objection to the proposal.
- Three letters of objection from two addresses had been received as summarised in the agenda papers.

RESOLVED that the application be **APPROVED** subject to the following conditions:-

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 20 November 2020:

Drawing no. 19.SL.P.102 Rev B

Drawing no. 19.SL.P.103 Rev B

Drawing no. 19.SL.P.104 Rev B

Drawing no. 19.SL.P.105 Rev C

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 not be begun until details of the finished floor levels 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 character of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The first floor window in the side (west/north-western) elevation of the dwelling 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 window 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 dwelling 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 dwelling 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 BS 8545:2014 - Trees: from nursery to independence in the landscape – Recommendations or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs'. 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 dwelling 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 occupation of the 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 dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces and driveway have been surfaced in accordance with the approved drawings. 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]

11. The dwelling hereby permitted shall not be occupied until 4 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans. The cycle parking spaces shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

12. No development (including demolition and site clearance) shall take place until the post and rail boundary fence along the southern and western boundaries has been reduced in height to a maximum of 0.6m within 2m of the back of footway of Wellington Road. The area within 2m of the back of footway of Wellington Road shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.

REASON: In the interests of highway safety.

[Relevant Policies: CDPD CS23]

13. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

14. 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
- (f) Swept path drawings demonstrating that the largest anticipated vehicle needed for construction can arrive in a forward gear, turn around, and depart the site in a forward gear

Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the

site, other than those in the approved scheme shall be used for the purposes listed (a) to (f) above.

REASON: In the interests of amenity and road safety.

15. 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]

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on site except in accordance with details set out in a lighting design strategy for biodiversity that shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

All external lighting shall be installed in accordance with the approved details and maintained as such thereafter.

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

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order, no enlargement, addition, improvement or other alteration permitted by Classes A, B and E of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order, no hard surface as permitted by Class F of Part 1 of the Second Schedule of the Order shall be provided for any purpose incidental to the enjoyment of a dwellinghouse within the rear garden of the development hereby permitted (except for any shown on the approved plans).

REASON: The site is affected by a Tree Preservation Order/contains trees which are a feature of the site where strict control over development is required by the policies of the development to ensure their protection.

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

19. No development (including initial site-clearance) shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs

to be retained, in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works - hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal. Shown clearly with a broken line.
- d) Proposed location/s of 2m high (minimum) protective barrier/s, supported by a metal scaffold framework, constructed as a minimum in accordance with Section 6 (Figure 2), to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- e) Illustration/s of the proposed protective barriers to be erected.
- f) Proposed location/s and illustration/s ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- g) Annotated minimum distances between protective barriers and trunks of retained trees at regular intervals.
- h) All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

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

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

20. The protective fencing and other protection measures specified by condition 19 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

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

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

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

21. The development hereby permitted shall not be begun until a detailed site-specific programme of supervision/monitoring for all arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping. To include routine site visits at maximum 4 week intervals
- e) Procedures for dealing with variations and incidents.

The programme of arboricultural monitoring shall be undertaken in full compliance with the approved details. No variation of the approved monitoring program shall take place. A copy of the signed inspection report shall be sent to the Local Planning Authority following each visit.

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

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

22. The development hereby permitted shall not be begun until a detailed site-specific construction method statement for the proposed decking area at the rear of the approved house, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- b) Proposed foundation detail and materials.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint of structure.
- d) Program and method of implementation

The development shall be carried out in full accordance with the approved details prior to the occupation of the dwelling hereby approved.

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]

23. Notwithstanding details submitted, the development hereby permitted shall not be begun until a detailed site-specific design and construction method statement for the proposed soakaway to the rear of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- a) A site layout plan at a minimum scale of 1:200 showing the proposed location of the soakaway and all associated drainage routes.
- a) Comprehensive, site specific design of the structure
- b) Construction profile showing existing /proposed finished levels together with the extent of any ground works / excavation required including any grading of levels proposed adjacent to its footprint and relative to retained trees.
- c) Method and timing of implementation
- d) Details of Arboricultural supervision where applicable

The development shall be carried out in full accordance with the approved details prior to the occupation of the dwelling hereby approved.

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]

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

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

75. **20/00629/FUL Nordx House, 4 The Western Centre, Western Road Bracknell, Berkshire RG12 1RW**

Change of use of land and building from B1c (industrial processes) to D2*, forming an ice rink, including erection of first floor mezzanine, ramp to front elevation, and construction of a footpath and chiller to the rear of the building.

***From 1 September 2020 this will be a change of use from Class E to F.2.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That the Parish Council raised no objection to the application.
- Eight objections had been received as summarised in the agenda papers.
- 336 letters of support had been received.

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

Block plan and site location plan 2803 002 REV P12 received 17 Nov 2020

Proposed ground floor plan 2803-005 REV P3 received 14 Aug 2020

Proposed first floor plan 2803-006 REV P3 received 14 Aug 2020

Proposed chiller cage 2803-007 REV P2 received 14 Aug 2020

Amended Framework Travel Plan received 08.12.2020

Sequential test dated received 14.10.2020

Sequential test addendum received 05.11.2020

Email re sequential test from D.Hay received 04.12.2020

Email re sequential test from D.Hay received 09.12.2020

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

03. The use hereby permitted shall be carried on only by DK Ice Enterprises Ltd and when the premises cease to be occupied by DK Ice Enterprises Ltd the use shall cease and all materials and equipment brought onto the site in connection with the use shall be removed.

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

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

04. The sound rating level (established in accordance with BS4142:2014) of any plant, machinery and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive property. If the plant, machinery or equipment is to be enclosed, details of the enclosure shall be submitted to and approved in writing by the local planning authority, and the approved means of enclosure shall be installed prior to the development hereby permitted commencing.

REASON: To protect the occupants of nearby residential properties from noise

05. The development hereby permitted shall not be brought into use until a means of access for pedestrians including people with disabilities which links the northern pedestrian entrance door to the building with the existing southern footway/cycleway of Western Road has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access by pedestrians and people with disabilities.

[Relevant Policies: BFBLP M6 and M7, Core Strategy DPD CS23, NPPF paragraphs 108 and 110]

06. The development hereby permitted shall not be brought into use until space has been laid out within the site in accordance with the approved block plan 2803 002 P12 received 17th November 2020, for cars and motorcycles to be parked and vehicles to turn. 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 to prevent the likelihood of on-street parking which would be a danger to other road users.

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

07. The development hereby permitted shall not be brought into use until the 7 car parking spaces to the north of the building and to the south of Western Road shown on the approved plans have been re-surfaced and lengthened to at least 4.8m with at least 6.0m turning space beyond.

REASON: To ensure that the development is provided with safe and adequate car parking and turning, to minimise the scope for conflicts between pedestrians and vehicles, and 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, NPPF paragraph 110]

08. The development shall not be brought into use until a scheme has been submitted to and approved in writing by the Local Planning Authority showing the number and location of Sheffield stands to be provided both internally and externally within the building. The facilities shall be provided prior to the development being brought into use and thereafter be retained.

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

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23, NPPF paragraph 108]

09. Within 3 months of the development being brought into use a Full Travel Plan in general accordance with the approved Framework Travel Plan shall have been submitted to and approved in writing by the Local Planning Authority. Within 1 month of its approval, the Full Travel Plan shall be implemented and monitored for at least a 5 year period following commencement of the development hereby permitted with travel surveys undertaken every 6 months, in summer and winter, throughout the 5 year period. The Travel Plan shall be developed and maintained to the satisfaction of the Local Planning Authority throughout this period.

REASON: To promote Travel Planning in the interests of encouraging sustainable alternative modes of travel.

[Relevant Policies: Core Strategy DPD CS23 and CS24, NPPF paragraph 111]

10. During the construction of the pedestrian path identified on dwg 2803 002 REV P12 the works described within the Technical Note produced by Landarb Solutions (ref LAS_182) dated 09.11.2020 shall be complied with in full.

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

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

76. **20/00722/FUL 42 Walsh Avenue, Warfield, Bracknell, Berkshire RG42 3XZ**

This application has been deferred pending the receipt of additional information.

77. **20/00742/3 Farley Wood Community Centre, Turnpike Road, Binfield, Bracknell, Berkshire RG42 1FW**

Installation of 8 No. floodlights on 6 No. 10 metre high lighting columns to light existing tennis courts.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Binfield Parish Council raised no objection to the application.
- That no objections had been received.

RESOLVED that the application be **APPROVED** subject to the following conditions:-

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 27.10.2020:

Location and Site Plans

Block Plan

Block and Elevation Plan (Rev 2)

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

03. The 6no. 10m high lighting columns and associated floodlights hereby permitted shall not be illuminated other than in accordance with the following approved plans and details, received 27.10.2020:

Amended Optivision LED GEN 3.5

Highlights Floodlighting Ltd Performance Results

REASON: In the interests of the neighbouring properties and biodiversity.

[Relevant Policies: BFBLP EN20 and EN15]

04. The lighting columns and associated floodlights hereby permitted shall not be illuminated before 8am or after 9:30pm on any day.

REASON: In the interests of the neighbouring properties and biodiversity.

[Relevant Policies: BFBLP EN20 and EN15]

78. **CONFIRMATION OF TREE PRESERVATION ORDER (TPO) - TPO 1339 - 'LAND AT 33 ISIS WAY, BRACKNELL, GU47 9RB - 2020**

TPO 1339 - 'LAND AT 33 ISIS WAY, BRACKNELL, GU47 9RB - 2020

The Committee noted:

- The urgent report which had been circulated prior to the meeting.
- The three representations (23, 25 & 27 Isis Way) to TPO 1339, which all objected to the TPO being confirmed.

.
RESOLVED that the Committee **APPROVES** the Confirmation of the Tree Preservation Order.

CHAIRMAN