

**PLANNING COMMITTEE – ADVISORY
MEETING
20 MAY 2021
6.30 - 7.34 PM**



Present:

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

Apologies for absence were received from:

Councillors Bhandari, Mrs McKenzie-Boyle and Skinner

Also Present:

Councillors Atkinson

3. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 22 April 2021 and the minutes of the Annual Meeting held on 28 April 2021 be approved as a correct record and signed by the Chairman.

4. Declarations of Interest

There were no declarations of interest.

5. Urgent Items of Business

There were no urgent items of business.

6. PS: Application No 20-01063-FUL - Crown Land East of Swinley Road, Ascot

This item has been deferred.

7. PS: Application No 20-00714-FUL - Land Rear of Eggleton and Poplar Cottages, Chavey Down Road, Winkfield

This item was deferred.

8. PS: Application No 21-00018-COND - Conyngwood, Mushroom Castle, Winkfield

Details pursuant to conditions 3 (materials), 4 (obscure glazing), 5 (access), 8 (site organisation) and 15 (onsite renewables) of planning permission 18/00639/FUL.

The Committee noted:

- The supplementary report tabled at the meeting.
- The objections received by 10 addresses as summarised in the agenda.
- The representations from the public speaker who joined the meeting.

RECOMMENDED that the Head of Planning be authorised to **APPROVE** the details submitted in respect of conditions 3, 4, 5, 8, and 15 of planning permission 18/00369/FUL, and as listed below:

01. The use of the following materials, as detailed within the 'External materials Images' document are acceptable:

- Wienerberger Kassandra Multi Brick
- Ibstock Ashdown Funton Multi Second hand stock
- HF Weatherd Clay Tile (Red/ Brown)
- Square paving slabs (sandstone)
- Permeable block paving (red/brown)

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

02. This condition did not require any details to be submitted, the developer needs to comply with the condition.

03. The access works shall be carried out in accordance with details shown on drawing 17046-03 rev. C

04. The details shown on drawing MC/001 rev A are acceptable.

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 Planning Committee 20th May 2021 the site, other than those in the approved scheme shall be used for the approved purposes.

05. Details within Energy Demand Statement (ref: S2004-Energy Demand) dated 16th April 2021 are acceptable.

The proposal should be carried out in accordance with the approved details

9. **Application No 20-00585-FUL - Land South Of Foxley Lane, Binfield**

Full planning application for a residential development of one 4 bedroom dwelling with associated carport, parking and landscaping

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council as detailed in the agenda.
- The 5 representations received as summarised in the agenda.
- The additional information as set out at the Committee meeting and detailed below:

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.

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

- avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA);

RECOMMENDED 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 shall be carried out in accordance with the following plans and details received by the Local Planning Authority:

Site location plan (018456-90 Rev. C) received 11.01.21

Proposed block plan (108456-135 Rev. B) Received 11.01.21

Proposed boundary and landscaping plan (108456-195 Rev. D) received 11.01.21

Proposed elevations (108456-253 Rev B) received 21.03.21

Proposed floor plans (108456-254 Rev C) received 21.03.21

Proposed site plan (108456-190 Rev. F) received 12.04.21

Proposed Secure Cycle Store and Car Port (108456-1000) received 06.05.21

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

03. The following, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development:

a) Sample panel of all facing brickwork which demonstrates the brick type, colour, texture, face bond, mortar mix and pointing, to be erected on site and maintained there during the course of construction;

b) Samples and/or manufacturer's details of the roof materials;

c) Plan and elevation drawings, with materials annotated, of all new windows and window openings (including surrounds) at a minimum scale of 1:10;

d). Plan and section drawings, with materials annotated, of all new doors at a minimum scale of 1:10;

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

REASON: In order to safeguard the special architectural and historic interest of the neighbouring building.

[Relevant policy: CSDPD CS1, CS7, BFBLP, EN20]

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

REASON: To safeguard the setting of the adjacent listed building and the residential and visual amenities of the occupiers and adjoining properties.

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

05. 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 10%). 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 the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

06. 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]

07. 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). The surface water drainage works shall be completed before occupation of the dwellings/buildings hereby permitted and 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]

08. All ecological measures and/or works shall be carried out in accordance with the details contained in QUANTS Ecological Appraisal and Great Crested Newt eDNA Survey May 2020 as already submitted with the planning application

REASON: In the interest of bio-diversity.
[Relevant Policy: CSDPD CS1, CS7, BFBLP EN1, EN2, EN20]

09. 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.

REASON: In the interest of bio-diversity.
[Relevant Policy: CSDPD CS1, CS7, BFBLP EN1, EN2, EN20]

10. An ecological site inspection report shall be submitted prior to occupation of any dwelling hereby approved to confirm that the works required by conditions 8 and 9 above have been undertaken.

REASON: In the interest of bio-diversity.
[Relevant Policy: CSDPD CS1, CS7, BFBLP EN1, EN2, EN20]

11. 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 prior to the occupation of the dwelling, 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 bio-diversity.

[Relevant Policy: CSDPD CS1, CS7, BFBLP EN1, EN2, EN20]

12. Notwithstanding the submitted plans the dwelling hereby permitted shall not be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided for that dwelling in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme. All trees and other plants included within the approved details shall be healthy, wellformed 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 interest of bio-diversity.

[Relevant Policy: CSDPD CS1, CS7, BFBLP EN1, EN2, EN20]

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays, in accordance with details as shown on the approved plans. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and maintained clear if any obstruction exceeding 0.6 metres in height at all times.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The dwelling shall not be occupied until the associated vehicle parking and turning space has been surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

16. Notwithstanding the approved plans, any gates provided shall open away from the highway and be set back a distance of at least 10 metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

17. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of construction 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.

In the event of the S106 planning obligations not being completed by 22 July 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 Avoidance and Mitigation Supplementary Planning Document (2018).

CHAIRMAN