

PLANNING COMMITTEE
18 JULY 2019
7.30 - 10.19 PM



Present:

Councillors Brossard (Vice-Chairman), Dr Barnard, Bhandari, D Birch, Brown, Green, Mrs Hayes MBE, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Skinner and Virgo

Apologies for absence were received from:

Councillors Dudley, Angell, Heydon and Mrs Mattick

14. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 20 June 2019 be approved as a correct record and signed by the Chairman.

15. Declarations of Interest

There were no declarations of interest.

16. Urgent Items of Business

There were no urgent items of business.

17. PS 18/00948/FUL Meadow View, Eden Vale & Bolts Cottage, Chavey Down Road, Winkfield Row

Erection of 4no. three bed dwellings with new access.

A site visit had been held on Saturday, 13 July 2019, which had been attended by Councillors Brossard, Green, Mrs McKenzie, Mrs McKenzie-Boyle and Virgo.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal of the application.
- A total of 16 objections received, as summarised in the Agenda papers.

RESOLVED that following the completion of planning obligations under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. mitigation of impacts on the Thames Basin Heaths SPA;

The Head of Planning be authorised to APPROVE the application 18/00948/FUL subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary and following the required consultation with the agent 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

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

2431-01A - Plot 1 & 2 Plans & Elevations - LPA received 02.07.19

2431-02A - Plot 3 & 4 Plans & Elevations - LPA received 02.07.19

2431-03C - Site Plan & Sections - LPA received 04.07.19

2431-04A - Site Location & Context Plan - LPA received 02.07.19

2431-05 - Cycle Stores - LPA received 04.07.18

Landscape Management and Maintenance Plan (Rev A) Ref: BANC21721man - LPA received 04.06.19

Hard and soft landscaping Plan BANC21721-11 rev F - LPA received 04.06.19

Drainage details:

181019-500-01-E Drainage Layout Site Plan – LPA received 01.11.18

181019-510-01-D Drainage Layout Manhole & Sewer Schedules – LPA received 01.11.18

181019-520-01-D Drainage Layout Sewer Long Sections – LPA received 01.11.18

181019-DC-MK-RS-01-C (1) Technical Note - Drainage Calculations – LPA received 01.11.18

Sustainability Statement (Water usage efficiency) – LPA received 03.06.19

Energy Demand Assessment – LPA received 03.06.19

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

03. The approved finished floor levels as shown on drawing no. 181019/300/01 Rev B and drawing no. 181019/1100/01 Rev B received 5 September 2018 shall be carried out in accordance with the approved details (Planning Conditions Approval 18/00051/COND).

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

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

04. The approved Materials for this development comprising the following shall be carried out in accordance with the approved details (Planning Conditions Approval 18/00051/COND).

The use of the following materials are acceptable in relation to the above condition:

Roof tiles: AG Terreal plain clay tiles- dark stain.

Walls: Ibstock Bexhill Red Stock - main brickwork and;

Ibstock Berkshire Orange Stock - detailed brickwork.

Windows: Antique white cottage style uPVC.

External paving: Block paving - charcoal for drives and entrance footpaths;

Indian stone - buff mix for patios and rear footpaths

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

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

05. No site clearance to Plot 4 shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. Any site clearance during this period shall be undertaken in compliance with the approved scheme.

REASON: In the interests of nature conservation specifically relative to Plot 4 as works have commenced on Plots 1-3.

[Relevant Plans and Policies: BFBLP EN3, CS1, CS7]

06. The approved Construction Method Statement and Dust Mitigation Statement by the Edward Irish Partnership LLP received 9 March 2018 shall be performed, observed and complied with. This statement should be implemented in accordance with conditions 23, 25, 26, 27 in order to safeguard the protected oak tree, ref: TPO 620 T1.

REASON: In the interest of amenity.

07. The approved Construction Method Statement and Dust Mitigation Statement by the Edward Irish Partnership LLP received 9 March 2018 shall be carried out in accordance with the approved scheme (Planning Conditions Approval 18/00051/COND).

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

08. The approved amended Sustainability Statement (water usage efficiency) by SBA Ltd received on 03.06.19 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 Policy CS10]

9. The approved amended Energy Demand Assessment SBA Ltd received on 03.06.19 shall be implemented in accordance with the Energy Demand Assessment, 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]

10. No building or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the approved drainage details in condition 02. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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

[Relevant Plans and Policies: CSDPD CS1]

11. 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. The measures included in the approved scheme shall be implemented prior to the first occupation and use of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme.

REASON: In the interest of neighbours' amenities.

12. The approved site organisation details shown on drawing no. 2123-101 received 9 March 2018 for 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. (Planning Conditions Approval 18/00214/COND)

REASON: In the interests of amenity and road safety.

[Relevant Policies: Core Strategy DPD CS23]

13. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The dwelling(s) hereby permitted shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times 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]

15. No dwelling shall be occupied until the associated vehicle parking 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]

16. No dwelling shall be occupied until the secure cycle parking stores as approved have been provided in the location identified for cycle parking on the approved plans within the development. The cycle parking spaces and facilities shall thereafter be retained.

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

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

17. 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]

18. The 3 no. vehicle car parking spaces serving Meadow View shall be provided in accordance with the approved plans, and shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure compliance with the agreed parking provision on previous planning permission 16/01091/FUL and linked application 16/01277/FUL (condition 6) to provide 3 no. car parking spaces for Meadow View. that the development is provided with adequate car parking and manoeuvring to prevent the likelihood of on-street car parking and manoeuvring which would be a danger to other road users.

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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. REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

20. All ecological measures and/or works shall be carried out in accordance with the details contained in Aspect Ecology's report dated November 2016 and maintained as such thereafter.

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

21. The approved Biodiversity Enhancement Plan by AAe received 9 March 2018 and drawing no. BANC21721-11D received 12 November 2018 scheme shall be performed, observed and complied with (Planning Conditions Approval 18/00051/COND).

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

22. The approved boundary treatment contained within amended drawing no. BANC21721-11 rev F - LPA received on 04.06.19 shall be implemented and maintained thereafter.

Please note that this does not relate to the installation of the timber sleepers proposed within the root protection area of the protected oak tree.

REASON: To ensure that the development is carried out only as approved by the local Planning

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

23. If within a period of 5 years from the completion of the development: -

No retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development within a period of 5 years of the completion of the development, another tree, hedgerow or group of shrubs of the same species and size as that originally planted shall be planted at the same time.

REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

24. The approved Tree Protection details contained in the report entitled "Arboricultural Method Statement" by ACD Environmental, ref: BANC21721ams Rev C and drawing no. BANC2171-03D (tree protection plan) contained in Appendix 1 received 23 January 2019 by the Local Planning Authority and amended by email dated 18 April 2019 (from Patrick Bancroft) referring to topping up mulch. The development shall be carried out in full accordance with the approved scheme (Planning Conditions Approval 18/00214/COND)

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]

25. The approved Arboricultural protection measures contained in the report entitled "Arboricultural Method Statement" by ACD Environmental, ref: BANC21721ams Rev C received 23 January 2019 shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the Local Authority following each visit as part of the monitoring (Planning Conditions Approval 18/00214/COND).

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]

26. The approved Construction Method Statement and details contained in the report entitled "Method Statement Principles - Tree root protection slab to access roadway" by M and D Foundations received 18 March 2019 and details shown on drawing no. 01B (road construction piling details) received 16 April 2019 by the Local Planning Authority and amended by email dated 1 May 2019 (from Patrick Bancroft) providing confirmation that the installation of the access road where it is within the root protection area of the protected Oak tree and will be supervised by the Applicant's Arborist, shall be implemented in full accordance with the approved scheme under arboricultural supervision. The No Dig structure shall be retained in perpetuity thereafter (Planning Conditions Approval 18/00214/COND).

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area.

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

27. The approved site specific method statement for the removal of all existing hard surfaced areas and/or structures within RPA contained in the report entitled "Arboricultural Method Statement" by ACD Environmental, ref: BANC21721ams Rev C and drawing no. BANC2171-03D (tree protection plan) contained in Appendix 1 received 23 January 2019 by the Local Planning Authority shall be observed, performed and complied with in full accordance with the approved details (Planning Conditions Approval 18/00214/COND).

REASON: - In order to safeguard tree roots and thereby safeguard trees in the interests of the visual amenity of the area

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

28. The approved services details shown on drawing no. 102 (site plan services - trenchless technology) received 23 January 2019 by the Local Planning Authority and amended by email dated 4 March 2019 (from Patrick Bancroft) removing the word "preliminary" from the plan; and details contained in the document entitled "Pit Launched Horizontal Directional Drilling (HDD) Method Statement" by Chiltern Thrust Bore Ltd received 23 January 2019 shall be carried out under arboricultural supervision in full accordance with the approved site layout and the approved programme (Planning Conditions Approval 18/00214/COND).

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area

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

29. The approved Hard and soft landscaping details shown on amended drawing no. BANC21721-11 rev F - received 04.06.19 by the Local Planning Authority comprising all planting 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.

REASON: - In the interests of good landscape design and the visual amenity of the area.

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

30. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose. If within a 5 year period of the completion of the development any soft landscaped area which

is removed, uprooted, or is destroyed or dies it shall be replaced by plants of the same species and size as that originally planted at the same place.

REASON: - In the interests of good landscape design and the visual amenity of the area.

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

31. 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 E and F 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. **PS 19/00050/FUL, 1 Harts Leap Road, Sandhurst, Berkshire**

Erection of a two storey side extension, part two storey part single storey rear extension, single storey side extension, front canopy and extension to roof to provide second floor accommodation following demolition of existing garage and conservatory.

A site visit had been held on Saturday, 13 July 2019, which had been attended by Councillors Birch, Brossard, Green, Mrs McKenzie, Mrs McKenzie-Boyle and Virgo.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council raising no objection.
- A total of 12 objections received, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Kevin Hallissey, objecting to the application, and Amanda Hackett, the applicant.

A motion to approve the recommendation in the officer report was proposed and seconded, and on being put to the vote was **LOST**.

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

RESOLVED that application 19/00050/FUL be **REFUSED** for the following reason:

1. The proposal by reason of height, scale, bulk and massing would result in a disproportionate addition to the streetscene to the detriment of the character of the area. The proposed development would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document, Bracknell Forest Council Design Supplementary Planning Document and the National Planning Policy Framework.

19. **PS 19/00318/FUL ALDI, 136 Liscombe, Bracknell**

Installation of new exit plus alterations to entrance of existing foodstore and replacement of existing external plant and associated plant enclosure.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal of the application.
- Nine letters of objection received from neighbouring properties, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Jean Hopper, objecting to the application, and James Taverner on behalf of the applicant.

A motion to approve the recommendation in the officer report was proposed and seconded, and on being put to the vote was **LOST**.

Members were concerned about the impact of noise arising from the proposed replacement and re-siting of the external plant at the store and requested further information and the advice of the Environmental Health Officer. An alternative motion to defer the application was proposed and seconded, and put to the vote.

RESOLVED that consideration of the application be deferred for further information.

20. **19/00102/OUT, 414 Yorktown Road, College Town, Sandhurst**

Outline application (including details of access, appearance, layout & scale) for the erection of dormer roof extensions, rear extensions (including demolition of existing elements) and a change of use of gym (D2) to residential (C3) to provide 13no. residential apartments.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council.
- A total of 48 objections to the application received from members of the public, as summarised in the Agenda papers (excluding four further representations submitted which had been discounted since they contained no address).

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

- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA) and
- a financial contribution towards off-site areas of public open space.

the Head of Planning be authorised to **APPROVE** the application subject to the following condition(s):-

01. Approval of the details of the 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.

02. 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.

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 received by the Local Planning Authority on 4 July 2019:

P1568.01 Rev.F 'Planning Layout & Location Plan'

P1568.SK.01 Rev.B 'Proposed Ground Floor Plan'

P1568.SK.02 Rev.A 'Proposed First Floor Plan'

P1568.SK.03 Rev.A 'Proposed Second Floor Plan'

P1568.SK.04 Rev.A 'Proposed Roof Plan'

P1568.SK.05 Rev.B 'Proposed Front & Side Elevations'

P1568.SK.06 Rev.A 'Proposed Rear & Side Elevations'

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

05. No above-ground construction works shall take place 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 'Saved' Policy EN20; Core Strategy DPD CS7]

06. 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 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 & EN25, Core Strategy DPD CS23]

07. No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupants of neighbouring residential properties.

[Relevant Policies: BFBLP 'Saved' Policies EN20, EN25]

08. Notwithstanding the approved plans, the development shall not be occupied until details have been submitted to and approved by the Local Planning Authority

demonstrating the proposed parking layout and allocation to the development including the provision for disabled parking space/s. The parking layout shall thereafter be surfaced and marked out in accordance with the approved details, and shall thereafter be kept available for parking, along with access and turning (where relevant) 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]

09. Notwithstanding the submitted information, the development hereby approved shall not be occupied until a scheme for signage including the give-way access arrangements and the hours of reservation of the retail parking spaces, has been submitted to and approved in writing by the Local Planning Authority. The signage shall be installed in accordance with the approved details prior to the first occupation of the development and thereafter retained.

REASON: In the interests of highway safety.

[Relevant Plans and Policies: CS23 of the CSDPD].

10. The apartments hereby permitted shall not be occupied until their associated cycle store and access have been implemented in accordance with details to be submitted to, and approved by, the Local Planning Authority. The stores and access shall thereafter be kept available for cycle parking at all times.

REASON: In order to ensure adequate bicycle facilities are provided, in the interests of highway safety.

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

11. The apartments hereby permitted shall not be occupied until their associated bin storage and access has been implemented in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The storage and access shall thereafter be kept available for refuse storage at all times.

REASON: In order to ensure adequate bin storage facilities are provided, in the interests of the character of the area and highway safety.

[Relevant Policies: CSDPD Policy CS7 and CS23, BFBLP 'Saved' Policy EN20]

12. The development hereby approved shall be carried out in accordance with the conclusions and mitigation measures outlined within document CRM.1676.001.HY.R.001 'Flood Risk Assessment' received by the Local Planning Authority on 20 May 2019. The relevant measures shall thereafter be retained for the lifetime of the development.

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

[Relevant Policies: CSDPD CS1, NPPF]

13. No development shall commence until a scheme for the provision of bird and bat boxes, 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.

REASON: In the interests of nature conservation

[Relevant Policy: CSDPD CS1, CS7]

14. The development shall not be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new residential units (that form part of the approved development) of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The

development shall thereafter be implemented in accordance with the approved Sustainability Statement.

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

[Relevant Policy: Core Strategy DPD CS10]

15. 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 a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%).

The enlargement of the building hereby approved shall be undertaken in accordance with the approved assessment and thereafter operated in accordance with it.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

Should the applicant fail to complete the required S106 agreement by 18 September 2019 the Head of Planning be authorised to **REFUSE** the application for the following reasons: -

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 (2012), and the NPPF.

2. The proposed development would unacceptably increase the pressure on open space of public value. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the off-site provision of open space of public value, the proposal is contrary to 'Saved' Policy R4 of the Bracknell Forest Borough Local Plan, Policies CS6 and CS8 of the Core Strategy Development Plan Document, the Planning Obligations Supplementary Planning Document (adopted February 2015), and the NPPF.

21. **19/00310/FUL, 11 Horndean Road, Bracknell, Berkshire**

Installation of extraction chimney on rear elevation of building.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council recommending refusal of the application.
- Three objections to the application, together with an additional representation from the planning agent on behalf of the applicant, as summarised in the Agenda papers.

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

1. The sound rating level (established in accordance with BS4142:2014) of the extraction unit hereby approved shall not exceed at any time a level of 5dB[A] below the prevailing background sound level (or 10dBA if there is a particular tonal quality or is intermittent in nature) at the nearest residential or noise sensitive property.
REASON: To protect the occupants of nearby residential properties from noise [Relevant Policies: BFBLP EN20, EN25]

22. **19/00417/FUL The Elms, Winkfield Lane, Winkfield**

Erection of 4 bedroom detached bungalow following demolition of existing bungalow.

A site visit had been held on Saturday, 13 July 2019, which had been attended by Councillors Brossard, Green, Mrs McKenzie, Mrs McKenzie-Boyle and Virgo.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- A total of 4 objections and an additional letter of comment received, as summarised in the Agenda papers.

RESOLVED that the Head of Planning be authorised to **APPROVE** the application 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 by the Local Planning Authority.

990-7-LP 01 B - Site Location Plan showing extent of residential curtilage - LPA Received 05.07.2019

990-7-SP 01 B - Site Block Plan - LPA Received 21.06.2019

990-7-SP 02 B - Overall Site Block Plan - LPA Received 21.06.2019

990-7-PR01 - Proposed Ground Floor Plan and Elevations - LPA Received 08.05.2019

990-7-PR02 - Proposed First Floor Plan and Elevations - LPA Received 08.05.2019

990-7-PR04 - Proposed Outline Front Street View, Ridge Levels - LPA Received 08.05.2019

990-7-CS100 - Cycle Store plan and elevations - LPA Received 05.07.2019

Phase 1 Bat inspection Report by Peach Ecology dated 6 May 2019

Great Crested Newt Mitigation Plan dated 6 May 2019

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 submitted samples shall include details of brickwork, roof tiles including hard surfaced areas and boundary enclosures. 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. 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 to the dwellings hereby permitted.

REASON: The site is located within the Metropolitan Green Belt where strict controls over the form, scale and nature of development are required to maintain the openness of the Green Belt.

[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]

05. No part of the development hereby permitted shall be begun until details showing the finished floor level and ridge heights of the building in relation to (i) a fixed datum point in the surrounding area and (ii) the finished floor levels and ridge heights of any adjacent buildings 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, Core Strategy DPD CS7]

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

(i) control of noise

(ii) control of dust, smell and other effluvia

(iii) control of surface water run off

(iv) site security arrangements including hoardings

(v) proposed method of piling for foundations

(vi) construction and demolition working hours

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

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

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policy: BFBLP EN20, EN25]

07. The development shall not be brought into operation until the vehicular access has been

constructed in accordance with the approved plans

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08. The development shall not be brought into operation until the associated vehicle parking and turning space has been surfaced 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]

09. The approved cycle parking facilities shall be implemented as approved and retained thereafter.

REASON: In order to ensure bicycle facilities are provided.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. The development hereby permitted shall not be begun until a scheme relating to the sites organisation 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 residential amenity, road safety and safeguarding the character of the area defined as Green Belt.

[Relevant Policy: BFBLP EN20, CSDPD CS23]

11. No trees, shrubs or hedgerows shall be removed 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]

12. The development hereby permitted shall be carried out in accordance with the mitigation measures specified in the approved Phase 1 Bat inspection Report dated 6 May 2019 and Great Crested Newt Mitigation Plan dated 6 May 2019, which shall thereafter be retained in accordance with the approved details. An ecological site inspection report shall be submitted for approval within three months of the first occupation of the dwelling hereby approved.

REASON: In the interests of nature conservation

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

13. No part of the development shall be occupied until details of a scheme of walls, fences, gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full for the replacement dwelling approved in this permission before its occupation.

REASON: In the interests of the visual amenities of the area and privacy of future occupants.

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

14. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency with 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 approved scheme shall be implemented in full and shall be retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD Policy CS10]

15. 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 dwellings 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]

16. No dwelling hereby permitted shall be occupied until hard and soft landscaping, including tree planting, 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, 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]

17. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose. If within a 5 year period of the completion of the development any soft landscaping that is removed, uprooted, is destroyed or dies shall be replaced by plants of the same species and size as that originally planted in the same place.

REASON: In the interests of good landscape design and the visual amenity of the area.

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

18. 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 dwelling 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]

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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. REASON: In the interests of nature conservation [Relevant Plans and Policies: CSDPD CS1, CS7]

23. **19/00047/FUL, 57 Church Street, Crowthorne, Berkshire**

Erection of a two storey side and rear extension and raising of roof to provide first floor and loft accommodation. Retrospective application to change ground levels in rear garden.

A site visit had been held on Saturday, 13 July 2019, which had been attended by Councillors Brossard, Green, Mrs McKenzie, Mrs McKenzie-Boyle, Virgo and Wade.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council recommending refusal of the application.
- Three objections received, as summarised in the Agenda papers.

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

1. 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.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and other submitted details received by the Local Planning Authority:
 - Site Location and Block Plan - Drawing Number: 010 D - Received 16th July 2019
 - Proposed Plans - Drawing Number: 200 L - Received 10th July 2019
 - Proposed Plans - Second Floor Option - Drawing Number: 202 J - Received 10th July 2019
 - Proposed Elevations - Drawing Number: 201 M - Received 10th July 2019
 - Rear Garden Levels - Drawing Number: 020 - Received 11th June 2019REASON: To ensure that the development is carried out only as approved by the Local Planning Authority
3. No works to the development hereby permitted shall take place 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 works to the development hereby permitted 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]
4. The associated vehicle parking shown in the approved drawing shall 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]

5. The development hereby permitted (including initial site-clearance) shall not be begun until a scheme for the protection of TPO 1037 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. The development shall be carried out in accordance with the approved scheme.

REASON: In order to safeguard TPO 1037.

[Relevant Policies: BFBLP EN1 and EN20]

6. The first floor windows in the first floor side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be 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.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

7. No part of the second floor side facing rooflights of the development hereby permitted shall be positioned lower than 1.7 metres above the finished floor of the room in which the rooflights are installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

8. 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 development hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

24. **19/00176/FUL, Land Between 95 and 101 Prince Andrew Way, Ascot, Berkshire**
Section 73 application for the variation of condition 2 (approved plans) of planning permission 16/00187/FUL for the erection of 2 no. 3 bedroomed semi-detached dwellings with associated parking and gardens.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council recommending refusal of the application.
- Three objections 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 permission 16/00187/FUL, being 4 January 2019.

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 documents received by the Local Planning Authority:

C12037.16.001 Location Plan - received on 3 March 2016

AZ/PLAN/005: Proposed ground floor plans showing location of void openings - received 1 June 2019

JANJUA/PLAN/004: Proposed first floor plan - received on 7 June 2019

AZ/PLAN/001/Rev-1: Proposed Front and Rear Elevations - received on 12 June 2019

AZ/PLAN/002/Rev-1: Proposed side elevations - received on 12 June 2019

And the following plan received on 18 July 2019:

AZ/PLAN/003/REV-1: Proposed ground floor plans

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

03. The development shall be carried out in accordance with the Statement for Approval of Details Reserved by Conditions, received by the Council on 15 April 2019 and approved on 17 April 2019 under 19/00021/COND.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The development shall be carried out in accordance with Block/Plan/001 received 17 April 2019, approved on 17 April 2019 under 19/00021/COND. The approved scheme shall be implemented in full before the occupation of any of the dwellings approved in this permission.
REASON: - In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
05. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with Block/Plan/001 received 17 April 2019, approved on 17 April 2019 under 19/00021/COND.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
06. No dwelling shall be occupied until the associated vehicle parking has been 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]
07. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times 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]
08. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawings.

REASON: In order to ensure bicycle facilities are provided. The cycle parking shall be retained as such thereafter.

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

09. During the demolition and construction phases, no deliveries shall be taken at or dispatched from the site outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP EN25]

10. The development shall be carried out in accordance with the approved Demolition and Construction Management Plan Conditions/Pla/010 received 19 February 2019, approved on 17 April 2019 under 19/00021/COND.

REASON: In the interests of the amenities of the area and highway safety.

11. The development hereby permitted shall be carried out in accordance with the submitted flood risk assessment (FRA), reference 160519 version 1, prepared by Unda Consulting Limited and dated May 2019 and the following mitigation measures detailed within the FRA:

1. Finished flood levels are set no lower than 74.768 metres above Ordnance Datum.

2. A floodable void as shown in drawing no. AZ/PLAN/005, 01/06/19, M C S Design Architectural Services.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASONS: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that the flow of flood water is not impeded and the proposed development does not cause a loss of flood plain storage.

13. The development shall be implemented in accordance with the Sustainable Design and Construction Statement, received 17 April and approved under 19/00021/COND, and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

14. The development shall be carried out in accordance with the approved Energy Statement assessment, received 20 February 2019 and approved 17 April 2019 under 19/00021/COND and retained in accordance therewith.

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

[Relevant Policy: CSDPD Policy CS12]

15. Prior to the dwellings being occupied, a scheme of lighting for the retained footpath should be implemented in accordance with the Statement for Approval of Details Reserved by Conditions, received by the Council on 15 April 2019 and approved on 17 April 2019 under 19/00021/COND. The scheme shall be retained as such.

REASON: In the interests of public safety.

16. 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]

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 with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, E and F of Part 1 of the Second Schedule of the 2015 Order shall be carried out.

REASON: In the interests of flood mitigation.

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 and Public Holidays.

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

19. When carrying out the approved development if any contamination is found it must be reported immediately in writing to the Local Planning Authority and development work must cease. Site work can only commence once Local Planning Authority authorisation is given. This will be subject to satisfying all requirements as stipulated by the Local Planning Authority being completed and signed off in writing. These requirements will be specific to the nature of the contamination in question.

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

[Relevant Policies: BFBLP EN25]

20. Prior to the occupation of the dwellings hereby permitted, details of the privacy screen, including elevations and details of materials, shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be erected in accordance with the approved details before first occupation of the dwellings and retained thereafter.

REASON: In the interests of the visual amenities of the area and the privacy of neighbouring properties.

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

21. The bathroom windows 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. 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.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

25. **19/00452/FUL 16 Oswald Close, Warfield, Bracknell**

Erection of first floor extension over garage and erection of single storey rear extension with rooflights following demolition of existing conservatory.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.

- The comments of Warfield Parish Council.
- One letter of objection received, as summarised in the Agenda papers.

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

1. 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.

1. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:

- Existing Floor Plans, Elevations & Local Plan – Drawing Number: 01 A – Received 20th May 2019
- Proposed Floor Plans, Elevations & Roof Plan – Drawing Number: 02 D – Received 18th July 2019

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

2. The materials to be used in the construction of the external surfaces of the first floor side extension hereby permitted shall be similar in appearance to those on the existing dwelling.

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

3. The tree protection measures shown on the approved plans shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright 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]

4. The mitigation measures shown on the approved plans shall be installed as outlined in the approved plans prior to the commencement of development, and shall be maintained as such until the completion of all building operations on the site. Following the completion of building operations the mitigation measures shall be retained for 3 further growing seasons.

REASON: - In order to mitigate the proposed development and previous adjoining development

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

5. 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 elevation of the development hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

CHAIRMAN