

**PLANNING COMMITTEE
15 AUGUST 2019
7.30 - 9.58 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, D Birch, Gbadebo, Green, Mrs Mattick, Mossom, Parker, Skinner and Virgo

Apologies for absence were received from:

Councillors Dr Barnard, Brown, Mrs Hayes MBE, Heydon, Mrs McKenzie and Mrs McKenzie-Boyle

Also Present:

Councillors Ms Gaw, M Gibson and Turrell

26. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 18 July 2019 be approved as a correct record and signed by the Chairman

27. Declarations of Interest

There were no declarations of interest.

28. Urgent Items of Business

There were no urgent items of business.

29. PS 17/00805/FUL L'Avenir Opladen Way, Bracknell, Berkshire RG12 0PH

Construction of a new third floor together with a fourth floor mansard roof extension over the existing building to create new residential accommodation comprising 45no. One and two bedroom flats. (In addition to the flats granted under prior approval 17/00457/PAC).

A site visit had been held on Saturday, 10 August 2019, which had been attended by Councillors Angell, Brossard, Brown, Dudley, Gbadebo, Green, Mrs Mattick, Mossom, Parker, Skinner, Virgo and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council raising no objection.
- A total of 61 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 Debra Harvey, objecting to the application.

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 17/00805/FUL be **REFUSED** for the following reason:

01. The proposed extension would result in additional, height, bulk and massing which would result in an overly prominent, and consequently incongruous building out of keeping with the character of the area. This is considered to be contrary to Policies CS7 of the Core Strategy Development Plan Document, and Policy EN7 of the Bracknell Forest Borough Local Plan supported by Chapter 12 of the NPPF (2019)

02. 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.

03. In the absence of a planning obligation to secure any affordable housing, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.

30. **PS 19/00318/FUL ALDI 136 Liscombe, Bracknell, Berkshire RG12 7DE**

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

A site visit had been held on Saturday, 10 August 2019, which had been attended by Councillors Angell, Brossard, Brown, Dudley, Gbadebo, Green, Mrs Mattick, Mossom, Parker, Skinner, Virgo and Turrell.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Jean Hopper objecting to the application and James Taverner speaking in response.

After reading the officer report and hearing the arguments put forward by the public speaker's, the Committee felt that they needed to be provided with all the information they required regarding a proposed roof on the external plant, which had been proposed by the Agent during public speaking. Therefore an alternative motion was proposed and seconded to **DEFER** the item to a future meeting so that this information could be provided. This vote was **CARRIED**.

31. **18/00639/FUL Conyngwood, Mushroom Castle, Winkfield Row, Bracknell, Berkshire RG42 7PL**

Erection of 1 no. 5 bed detached dwelling, 2 no. 4 bed detached dwellings and 2 no. 3 bed semi-detached dwellings following demolition of existing dwelling.

A site visit had been held on Saturday, 10 August 2019, which had been attended by Councillors Angell, Brossard, Brown, Dudley, Ms Gaw, Gbadebo, Green, Mrs Mattick, Mossom, Parker, Skinner, Virgo and Turrell.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- A total of 11 objections received, as summarised in the Agenda papers.

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,
- clause to secure the maintenance of the SuDs systems for the lifetime of the development.

RESOLVED that the Head of Planning be authorised to **APPROVE** the application 18/00639/FUL 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:

Location Plan

CMC 2016/100 D - Proposed site plan (with levels) and site sections

CMC 2016/11 B - Plots 1 and 2 Elevations

CMC 2016/12 B - Plots 1 and 2 Plans

CMC 2016/13 C - Plot 3 Elevations

CMC 2016/14 C - Plot 3 Plans

CMC 2016/15 B - Plot 4 Elevations

CMC 2016/16B - Plot 4 Plans

CMC 2016/17 - Plot 5 Elevations

CMC 2016/18 - Plot 5 Plans

2097-04 J - Drainage Layout

2097-DS-REv F.- Sustainable Drainage Strategy May 2019

296/04C- Landscape and Planting Plan

296/01E - Tree Survey, Constraints and Protection Plan

296/02B - Standard Tree Protection fence detail to BS5837 (2012)

296/03C Construction detail for 'no dig' Permeable Driveway

Tree Condition Survey, Arboricultural Implications Assessment and Protection Recommendations including site specific soil analysis and landscape/ planting proposals - May 2018 (March 2019 update).

REASON: To define the permission

03. Prior to commencement of the superstructure samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

04. The first floor window in the east elevation of plot 1 hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or

equivalent). It shall at all times be non-opening unless the part of the window that can be opened is more than 1.7m above the floor of the room that it serves.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. No development shall take place until means of access has been constructed, and access / widening works undertaken along Mushroom Castle in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety and given concerns about the right of the applicants to do works to Mushroom Castle, these works should be carried out prior to the construction of the dwellings.

[Relevant Policies: Core Strategy DPD CS23]

06. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided between driveway accesses and the shared surface road, and the access of Conyngwood with Mushroom Castle. The dimensions shall be measured along the edge of the drive and the edge of the road from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

07. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with drawing CMC 2016/100D. 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]

08. 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: CSDPD CS23]

09. The garage accommodation shall be retained for the use of the parking of vehicles and cycles at all times.

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M9]

10. 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]

11. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the

development. The content of the LEMP shall include the following:

- a. Description and evaluation of features to be managed and enhanced
- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management and biodiversity enhancement
- d. Appropriate management options for achieving aims and objectives
- e. Prescriptions for management actions
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g. Details of the body or organisation responsible for implementation of the plan
- h. On-going monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

REASON: To ensure long term management of landscaping to support reptiles in the receptor area and to ensure appropriate management of landscaping for biodiversity across the site. This is particularly important given the adjacent Local Wildlife Site woodland.

[Relevant Policies: CSDPD CS1 CS7]

12. Prior to commencement of the superstructure details of the boundary treatments (fencing, hedges, walls) shall be 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 and shall be retained as approved thereafter.

REASON: To allow movement of wildlife, including reptiles and badgers across the site and in the interests of residential amenity.

[Relevant Policies: CSDPD CS1 CS7, BFBLP EN20]

13. The reptile relocation area shown in Figure 1 of the GS Ecology letter dated November 2018 shall be implemented as such and thereafter retained.

REASON: To support reptile populations and habitat connectivity.

[Relevant Policies: CSDPD CS1 CS7]

14. All ecological measures and/or works shall be carried out in accordance with the details contained in GS Ecology Ecological Assessment dated October 2017 and GS Ecology letter dated November 2018. An ecological site inspection report shall be submitted for approval in writing within three months of the first occupation of any dwelling hereby approved.

REASON In the interest of bio-diversity

[Relevant Policies: CSDPD CS1 CS7]

15. Notwithstanding the submitted information no development (other than demolition) shall commence 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]

16. The development hereby permitted shall be implemented in accordance with the

submitted Sustainability Statement, in so far as it relates to water usage, 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]

17. No development (other than demolition) shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, permeable block paving details, rainwater harvesting specifications, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

The proposal shall be implemented in accordance with the approved details.

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

[Relevant Policies: CSDPD CS1]

18. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes, cover systems.

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

[Relevant Policies: CSDPD CS1]

19. The protective fencing and other protection measures shown on drawing 296/01D shall be erected in the locations shown prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following: -

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

In addition to the protection measures specified above,

a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy

of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

20. The development hereby permitted shall not be occupied until the off- site highway works proposed within the submitted Transport Statement have been completed.

REASON: In the interests of highway safety.
[Relevant Plans and Policies: BFBLP M4]

21. No noisy work, including but not exclusively, operating heavy machinery, use of power tools or piling, relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or public holiday.

REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period

32. **18/01116/3 Street Record - Bay Road, Bracknell, Berkshire**

Formation of 15 no. additional off-street parking bays in various locations on existing grass amenity areas.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council raising no objection.
- The three letters of representation, 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 7 June 2019:

5172/005: Proposed layout

Bay Road landscape plan

Bay Road planting specification

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

03. The soft landscaping works shown on the approved landscaping plan 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. 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 good landscape design and the visual amenity of the area.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

04. For pedestrian safety and visibility purposes, the proposed hedging shown on the approved plan shall be kept at a maximum height of 0.6 metres.

REASON: In the interests of pedestrian and highway safety.

[Relevant Policies: Core Strategy DPD CS23]

05. No hard surfaced area of any description within the minimum Root Protection Areas of any trees to be retained (calculated in accordance with Section 4 of British Standard 5837:2012 or any subsequent revision) shall be constructed until a detailed site specific construction method statement has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include:-

- a) an approved development layout plan identifying all areas where special construction measures are to be undertaken; and
- b) materials including porous surface finish; and
- c) construction profile(s) showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure; and
- d) a programme and method of implementation and arboricultural supervision.

The hard surfaced areas shall be constructed in full accordance with the approved scheme, under arboricultural supervision, prior to the first use of the development.

The approved surfacing shall be retained thereafter.

REASON: In order to alleviate any adverse impact on the root systems 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]

33. 19/00658/PAR 11 Horndean Road, Bracknell, Berkshire RG12 0XQ

Prior approval application for the change of use from A1 (retail) to A3 (restaurant).

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The observations of Winkfield Parish Council as detailed in the supplementary report.
- A total of 3 objections received, as summarised in the supplementary report.

RESOLVED that the application be delegated to the Head of Planning to grant Prior Approval following the expiration of the consultation period and subject to the following condition:

01. This decision is based on the following plans and details received by the Local Planning Authority on 22 July 2019:

Drawing HR002

Drawing HR005

Drawing HR006

Document – additional information

CHAIRMAN