

Unrestricted Report

ITEM NO: 07

Application No.
19/00359/OUT
Site Address:

Ward:
Harmans Water

Date Registered:
16 April 2019

Target Decision Date:
11 June 2019

**Willow House Ranelagh Drive Bracknell Berkshire
RG12 9DA**

Proposal:

Outline application for the erection of two dwellings and garages following the demolition of existing dwelling and garage (with all matters reserved).

Applicant:

Mrs D White

Agent:

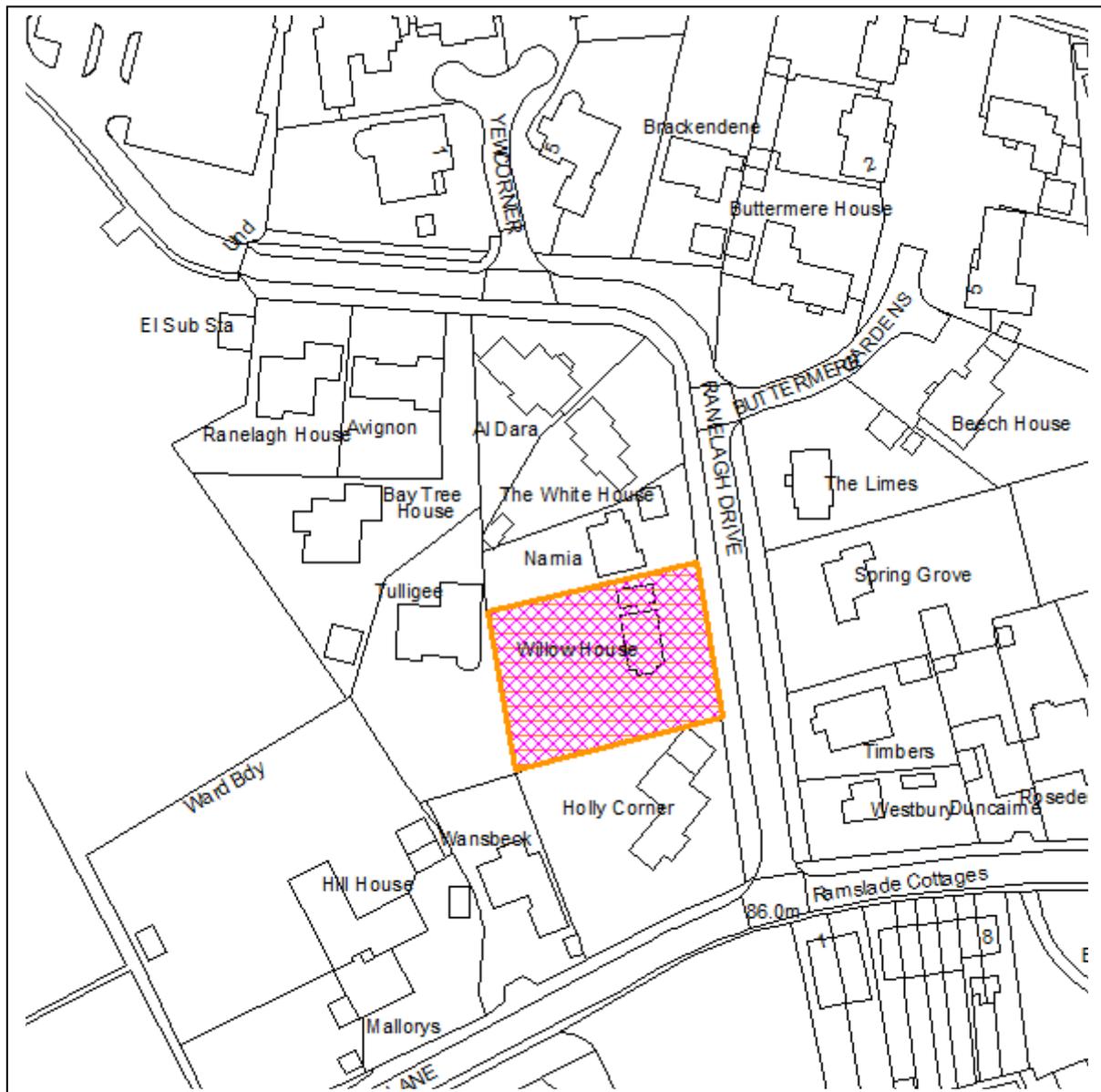
Rana Burgan

Case Officer:

Alys Tatum, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

1. SUMMARY

1.1 Outline planning permission, with all matters reserved, is sought for the erection of two dwellings and garages following the demolition of existing dwelling and garage.

1.2 The proposed development relates to a site within the settlement boundary and is therefore acceptable in principle.

1.2 It is not considered that the proposal would have a detrimental impact on the character of the area.

1.3 Relevant conditions will be imposed relating to submission of reserved matters, tree protection and bat survey.

1.4 The scheme is CIL liable and a S106 agreement is required to secure a contribution to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA.

RECOMMENDATION
That the Head of Planning be authorised to approve the application subject to the conditions in Section 11 of this report and the completion of a section 106 agreement relating to mitigation measures for the SPA.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as it has received more than 5 objections.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS
Within a defined settlement boundary
Tree Preservation Order

3.1 The proposal site consists of a two-storey detached four bedroom dwelling with garage situated on the western side of Ranelagh Drive. Ranelagh Drive is a private road which is accessed to the north of Broad Lane.

3.2 The site is situated within the settlement boundary and there are two protected trees situated to the front of the site, on the verge with Ranelagh Drive.

3.3 Ranelagh Drive is part of Character Area B: Broad Lane of the Character Area Assessments Supplementary Planning Document. It is characterised by detached dwelling set on spacious plots along a tree lined road.

4. RELEVANT SITE HISTORY

4.1 There is no recent planning history for the site.

5. THE PROPOSAL

5.1 Outline planning permission is sought with all matters reserved for the erection of two dwellings and garages following the demolition of the existing dwelling and garage.

5.2 All matters are reserved however indicative plans have been submitted regarding the access, appearance, layout and design to demonstrate how the site could accommodate the proposed development.

6. REPRESENTATIONS RECEIVED

Bracknell Town Council

6.1 Considered no objection

Other Representations

6.2 Objections from 6 properties have been received and the concerns raised can be summarised as follows:

- Would impact on the privacy and level of light received by immediate neighbouring dwellings Narnia and Holly Corner due to dwellings projecting further into rear garden than existing.
- Increase in traffic along Ranelagh Drive causing highway safety issues.
- Concern regarding construction vehicles as the road is a pedestrian access for the children and parents of Ranelagh School.
- Insufficient parking.
- Concern relating to the protection of the protected trees on site.
- Three storey dwellings would impact the street scene.

Representations from 2 properties have been received neither objecting or supporting but raising the following additional concerns:

- Concerns regarding additional drainage required.
- Set precedent for other similar developments.

7. SUMMARY OF CONSULTATIONS RESPONSES

Highways Officer

7.1 No objection.

Biodiversity Officer

7.2 No objection subject to condition.

Tree Officer

7.3 Recommend approval subject to conditions

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO DECISION

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

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent (except for CP1 of SALP which is not wholly consistent)
Design	CS7 of CSDPD, Saved policy EN20 of BFBLP	Consistent
Noise	EN25 of BFBLP	Consistent
Parking	Saved policy M9 of BFBLP	Consistent NPPF refers to LA's setting their own parking standards for residential development, this policy is considered to be consistent.
Transport	CS23 of CSDPD	Consistent
Trees, biodiversity and landscaping	Saved policy EN1, EN2 and EN3 of BFBLP, CS1 of CSDPD.	Consistent
Supplementary Planning Documents (SPD)		
Thames Basin Heath Special Protection Area SPD		
Design SPD		
Parking standards SPD		
Character Area Assessment SPD		
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
CIL Charging Schedule		

9. PLANNING CONSIDERATIONS

9.1 The key issues for considerations are:

- i. Principle of development
- ii. Impact on the character and appearance of surrounding area
- iii. Impact on residential amenity
- iv. Impact on trees
- v. Biodiversity
- vi. Impact on highway safety
- vii. Thames Basin Heath Special Protection Area
- viii. Community Infrastructure Levy (CIL)
- ix. Other considerations

i) Principle of Development

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, which is supported by the NPPF (para. 2).

9.3 Policy CS1 of the CSDPD sets out a number of sustainable development principles including making efficient use of land and buildings where it protects the character and quality of local landscapes. This is consistent with the NPPF and as such can be afforded full weight.

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

9.5 Therefore as the site is situated within the settlement boundary, the sub-division of a plot is not in itself objectionable in principle provided that the proposed development would be in keeping with the character of the area and would not be harmful to the amenities of neighbouring occupiers or any other interests of acknowledge importance.

ii) Impact on Character and Appearance of Surrounding Area

9.6 'Saved' Policy EN20 of the BFBLP states that development should be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials etc. Policy CS7 of the CSDPD states that the council would require high quality design for all development in Bracknell Forest. Development proposals would be permitted which build on the urban local character, respecting local patterns of development. Paragraph 124 of the NPPF emphasises the importance of good design as key to making places better for people to live. Additionally, paragraph 130 of the NPPF states that the design of development should help improve the character and quality of an area and the way it functions.

9.7 The site is located within Area B of the Bracknell Character Assessments Area and the Supplementary Planning Document (SPD) outlines the main characteristics of this area to be mature tree lines roads with individual houses set in large plots that allow for space and tree planting in between houses. There is no consistent architectural approach within the main area and houses are predominately detached and laid out in an informal manner with gaps between them. The recommendations of the SPD outlines that development along Ranelagh Drive should be kept to a lower density with detached houses in generous plots and spaces in between them.

9.8 The subdivision of the plot into two would increase the density of the site however the resulting two plots would still be of a lower density in comparison to other plots in the surrounding vicinity. The plots would also be comparable in size with other plot width and depth along Ranelagh Drive. Therefore, whilst the density is increased, it is considered that the subdivision of the plots would still be consistent with the identified character of Ranelagh Drive.

9.9 Indicative drawings have been submitted to demonstrate how the site would be subdivided. It is considered that there would be adequate space on each plot to accommodate a dwelling, on site parking, residential garden and soft landscaping which would be sympathetic with existing developments along Ranelagh Drive.

9.10 Based on the above, the proposal would not adversely affect the character and appearance of the surrounding area and would accord with 'Saved' policy EN20 of the BFBLP, Policy CS7 of CSDPD and the NPPF.

iii) Impact on Residential Amenity

9.11 'Saved' policy EN20 of the BFBLP states that development will not adversely affect the amenity of surrounding properties and adjoining area. Paragraph 127 of the NPPF states that the Local Planning Authority should ensure high quality amenity for all existing and future occupants of land and buildings.

9.12 The impact of the proposal on the amenities of neighbouring occupiers would be dealt with in details via a subsequent Reserved Matters application should the outline application be approved. However, it is reasonable to have some consideration towards the neighbour impact in the assessment of the acceptability of a proposal.

9.13 The indicative drawings demonstrate how the proposed dwellings could be accommodated on site and it is considered that an acceptable relationship could be achieved with the development and the neighbouring properties. The dwellings would face onto Ranelagh Drive which would create a side to side relationship with the neighbours on either side of the site and the depth of the site is sufficient to ensure an appropriate separation distance with the adjoining dwelling to the rear.

9.16 As such, it is considered that the site could accommodate two dwellings without significantly compromising on the amenity areas of neighbouring properties. The proposal would therefore be in accordance with 'Saved' policies EN20 and EN25 of the BFBLP and the NPPF.

iv) Impact on Trees

9.17 'Saved' policy EN1 of the BFBLP states that planning permission will not be granted for development which would result in the destruction of trees and hedgerows. Trees and hedgerows are important to the retention of the character and appearance of the landscape or townscape of the area.

9.18 There are two mature Lime Trees subject to Tree Preservation Order 753 located at the front boundary of the site, on the verge with Ranelagh Drive. Both trees are mature specimens in excess of 20 metres in height and are significant landscape and amenity features along Ranelagh Drive. With an estimated diameter at breast height (DBH) of 1 metre, the required Root Protection Area (RPA) is in the region of 12 metres. In this case, not only do the two RPA's overlap each other along the frontage of the site, but this nominal protective distance has already been significantly encroached by the use of the frontage of the property as a driveway and car-parking area.

9.19 As this is an outline application with all matters reserved, it is not possible to fully assess the potential impact on the trees at this stage. This can only be assessed once it is confirmed where the proposed access along with parking and turning areas are to be located, the positioning of the dwellings and also the location of services. This would be submitted at the reserved matters stage. However, the Tree Service consider that it would be possible to achieve an access to serve both dwellings along with associated parking areas on site whilst still retaining and applying appropriate protection to the TPO trees. Indicative drawings have been submitted to demonstrate where an access could be provided. The Tree Team however are concerned with the proposal to utilise the existing in/out driveway due to the significant extent of the RPA. It is therefore recommended that a single central access would have less impact on the TPO trees than retaining and utilising the existing access and recommend that this is taken into consideration at the reserved matters stage.

9.20 Therefore, due to the lack of detail at this outline stage, it is not possible to confirm whether or not the proposal would have an acceptable impact on the protected trees. However, as it is considered that an appropriate access can be achieved on site, the outline

application can be recommended for approval subject to conditions which require the submission of arboricultural information.

v) Biodiversity

9.21 Policies CS1 and CS7 of the CSDPD seek to protect and enhance the quality of natural resources including biodiversity. Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 175 of the NPPF states that when determining planning applications, local planning authorities should apply the following principles:

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

9.22 The Elite Ecology Bat Activity Survey August 2019 concludes that the existing building has moderate potential to support roosting bats and has conducted a single activity survey. Two surveys are required by current bat survey guidelines and therefore the second is still outstanding.

9.23 There are some differences between the description of the existing building in the bat survey report and supporting information the agent has sent in an email. Section 3.2.2 of the report described dislodged tiles but there is no evidence of this in the photos of the property and other descriptions indicate the ecologist believe there are several potential bat access points to the house but these are not in evidence. Given the high level of bat activity observed in the first survey, a second should be completed to have adequate evidence on which to decide there are no bat roosts present. The report recommends that 4 surveyors are required to include surveying of the trees however this is not considered necessary as they are shown to be retained in the proposal.

9.24 In conclusions, it is considered that the bat activity survey report follows good practice but does not include specific details of potential access points. This creates some doubt around the potential for bats to be present. Given the high levels of bat activity in the first survey, a second would be advisable to confirm bats are not roosting within the building and to comply with current survey guidelines. National policy would not normally allow protected species surveys to be subject of a condition however as there is some existing data for this site, it is considered reasonable to condition a further survey in this instance, particularly as the site appears to be of relatively low risk.

9.25 Based on the above, the Biodiversity Officer recommends approval subject to condition. These conditions cover the further bat survey, lighting and biodiversity enhancements which are all considered reasonable.

vi) Impact on Highways Safety

9.26 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS23 of the Core Strategy states that development will be permitted where mitigation against the

transport impacts which may arise from that development or cumulatively with other proposals is provided.

9. 27 These two proposed dwellings would take access off Ranelagh Drive, a residential cul-de-sac, which also provides access to Ranelagh School. Ranelagh Drive is a shared surface road for all users, including pedestrians and cyclists. There are no apparent parking restrictions, though Ranelagh Drive is a private road.

9.28 The existing property has two existing driveway accesses and the indicative block plan drawing shows that these are to be utilised for access to the two proposed dwellings. Visibility at these existing accesses is obscured by existing trees and whilst it may be difficult to resist a proposal to utilise these existing accesses, when taking into consideration that they are already being used, it is recommended that a single central access is provided central to the plot. This would ensure visibility splays of 2.4m by 30m can be achieved in either direction of these existing accesses, in line with likely vehicle speeds along Ranelagh Drive, and that sufficient vehicle visibility is provided towards pedestrians and cyclists using Ranelagh Drive. Details of means of access would be provided at reserved matters stage, though this outline application indicates that a suitable access could be achieved. The proposed plans indicate that acceptable pedestrian access to the front doors of the dwelling and to the side/rear for bin storage, and cycle parking could be provided.

9.29 The applicant has included Ranelagh Drive within the red line area and served notice on owners of this private road. Thus, they have demonstrated that the mean of access to two new dwellings and associated access to on-plot parking can be provided. The applicant would require the consent of the owner of Ranelagh Drive for any alterations which may be required to these existing accesses as it is a private road.

9.30 The proposed block plan shows the provision of an integral garage and two driveway parking spaces, which would provide 3 parking spaces for each of the dwellings to comply with the parking standards for the 4 bed dwellings (shown on the proposed floor plans). However, the proposed garages have internal dimensions of 3.5m by 6.5m which is slightly below the Council's required internal dimensions of 3.5m by 7.5m. As this is an outline application with all matters reserved, details of the parking provision, including garages would be dealt with at the Reserved Matters stage, and it is considered that slightly larger garages could be accommodated to ensure the provision of 3 parking spaces to comply with the parking standards for 4-bed dwellings. Larger garages could be used for cycle parking. The provision of parking to standard would avoid over-spill parking along Ranelagh Drive, and the indicative driveway layouts could accommodate some occasional visitor parking.

9.31 Two dwellings could generate in the region of 12 to 16 two-way movements per day, including two or three movements in each peak period. This represents a potential increase of 6 to 8 two-way movements per day compared with that which could be generated by the existing property and a modest traffic increase along Ranelagh Drive. Also, not all trips would be by car, bearing in mind the proximity to the Town Centre, and local facilities, and services.

9.32 Based on the above assessment, the Highways Authority has no objection to the proposed subdivision of the plot into two as it is not considered that it would have any detrimental impact on highway safety.

vii) Thames Basin Heath Special Protection Area

9.33 The Council, in consultation with Natural England, has formed the view that any net increase in residential development between 400m and 5km straight-line distance from the Thames Basin Heath Special Protection Area (SPA) is likely to have a significant effect on

the integrity of the SPA, either alone or in-combination with other plans or projects. This site is located approximately 2.4km from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures.

9.34 On commencement of the development, a contribution (calculated on a per-bedroom basis) is to be paid to the Council towards the cost of measures to avoid and mitigate against the effect upon the Thames Basin Heaths SPA, as set out in the Council's Thames Basin Heaths Special Protection Area Supplementary Planning Document (SPASPD) (2018). The strategy is for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the SPA and financial contributions towards Strategic Access Management and Monitoring (SAMM) measured which Natural England will spend upon the SPA land. The Council will also make a contribution towards SANG enhancement works through Community Infrastructure Levy (CIL) payments whether or not this development is liable to CIL.

9.35 In this instance, the development would result in a net increase of 1 dwelling which will result in the need for a financial contribution towards SANG and SAM depending on the number of bedrooms. The applicant must agree to enter into a S106 agreement to secure this contribution and a restriction on the occupation of each dwelling until the Council has confirmed that open space enhancement works to a SANG is completed. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, Saved policy EN3 of the BFBLP and CS14 of CSDPD, the SPASPD and the NPPF.

9.36 As this application is an outline application with all matters reserved, the proposed number of bedrooms has not been confirmed. Although floorplans have been provided with the application, it is confirmed in the application form that these are for indicative purposes.

viii) Community Infrastructure Levy (CIL)

9.37 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the Borough and the type of development.

9.38 CIL applies to any new build (except outline applications and some reserved matters applications that leave some reserved matters still to be submitted) including new build that involves the creation of additional dwellings. The proposal is not therefore CIL liable at this stage as it is an outline application with all matters reserved.

10. CONCLUSIONS

10.1 It is considered that the proposed subdivision of the plot would be acceptable in principle and would not have an unacceptable impact on the character and appearance of the street scene. It would either have any detrimental impact on the highway safety or on the amenities of neighbouring occupiers. It is therefore considered that the proposed development complies with 'Saved' policy EN20 of the BFBLP, Policies CS1, CS2, CS7 and CS9 of the CSDPD and the NPPF.

10.2 Therefore the application is recommended for conditional approval.

11. RECOMMENDATION

11.1 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,

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. Application for approval of the details of the landscaping, layout, scale, access and appearance of the development (hereinafter called "the reserved matters") shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. 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. 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.

03. The development hereby permitted shall be carried out only in accordance with the following approved plans received on 04.06.2019:

Location Plan, drawing no. Willow-PL-Existing-01RA

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

04. The development (including site clearance and demolition) shall not be begun until:-

(i) all the buildings/structures on the site and any trees to be felled have been further surveyed for the presence of bats, (in accordance with Elite Ecology Bat Activity Survey Report August 2019) and

(ii) the further survey has been submitted to and approved by the Local Planning Authority, and

(iii) either the Local Planning Authority has agreed that no relocation of bats is necessary or a scheme for the relocation of an bats has been submitted and approved by the Local Planning Authority. The scheme shall be performed, observed and complied with.

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

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

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

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

06. The demolition shall not be begun until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local Planning Authority.

The approved scheme shall be performed, observed, complied with and retained.

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

07. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

08. No part of any dwelling shall be occupied 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]

09. 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]

10. 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.

11. No development shall commence until a detailed scheme for the protection of existing trees, hedgerows and groups of mature shrubs to be retained has been submitted to and approved in writing by the Local Planning Authority, in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works/building construction works/hard landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200 and show the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- b) Positions and spreads of existing hedgerows and groups of mature shrubs.
- c) All proposed tree, hedge or shrub removal; shown clearly with a broken line.
- d) Proposed locations of protective barriers, that are a minimum height of 2.0 metres and supported by a metal scaffold framework, constructed in accordance with Section 6 (Figure 2) and which include appropriate weatherproof signage (such as "Keep Out - Construction Exclusion Zone") affixed at regular intervals to the outside of the protective fencing structure.
- e) Illustrations of the proposed protective barriers to be erected.
- f) Proposed location and illustration of ground protection measures within the root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent ground compaction and contamination.
- g) Annotations at regular intervals, of the minimum protective distances between barriers and trunks of retained trees.
- h) All fenced-off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- i) Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.

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

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.

12. The protective fencing and other protection measures specified by condition 11 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). 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) No storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description;
- c) No installation of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, portable-toilets, storage compounds or hard standing areas of any other description;
- d) No soil/turf-stripping; raising or lowering of existing levels; excavation or alterations to the existing surfaces/ground conditions of any other description;
- e) No installation of any underground services, temporary or otherwise, including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting;
- f) No parking or use of tracked or wheeled machinery or vehicles of any description;
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained;
- h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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

13. No development shall commence until a detailed site-specific method-statement for the construction of all hard surfaced areas of any description within the root protection area (RPA) of retained trees has been submitted to and approved 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.
- b) Materials including porous surface finish.
- c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- d) Program and method of implementation and arboricultural supervision.

The Method Statement shall be implemented in full accordance with the approved scheme, under arboricultural supervision, prior to the occupation of the dwelling. 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

14. No development shall commence until:

- (i) a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing and timing of works
- have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -

- a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.

- b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
- c) Soakaways (where applicable)
- d) Gas, electricity, telecom and cable television.
- e) Lighting columns and all associated ducting for power supply.
- f) Phasing and timing of works.

The development shall be carried out in full accordance with the approved site layout and the approved programme.

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.

15. No development shall take place until:

(i) details of all proposed alterations to the ground levels within the site within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details to include:

- a) Existing and proposed finished levels.
- b) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation.
- c) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation, and

(ii) a programme and method of implementation have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved site layout plan and the approved programme.

REASON: In the interests of safeguarding the long-term health and survival of retained trees, hedges and other vegetation considered worthy of retention.

Informatives

1. Should the applicant fail to complete the required S106 agreement within 3 months of the committee meeting, the Head of Planning be authorized 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 and the Thames Basin Heaths Special Protection Area Supplementary Planning Document, and the NPPF.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. The applicant is advised that the following conditions require discharging prior to commencement of development:
 01. Reserved matters
 04. Bat survey
 06. Biodiversity enhancements
 07. Energy demand assessment
 11. Tree protection
 12. Protective fencing
 13. Method Statement
 14. Services
 15. Level changes

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

08. Sustainability statement

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

02. Time limit
03. Approved plans
05. Lighting
09. Suds

4. The applicant is advised that both the Tree Team and the Highway Authority, as outlined in the report, recommend that a new central access serving both dwellings is proposed at the site under the reserved matters application as this is viewed more favourably from a highway safety and tree protection perspective.