PLANNING COMMITTEE
12 NOVEMBER 2020
6.30 - 11.09 PM

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

Apologies for absence were received from:
Councillors Skinner

Also Present:
Councillors Atkinson and Turrell

53. **Minutes**

RESOLVED that the minutes of the meeting of the Committee held on 15 October 2020 be approved as a correct record and signed by the Chairman.

54. **Declarations of Interest**

Councillor Dudley declared an affected interest in agenda item 6, 20-00303-FUL Calfridus Way Playing Fields, as Chairman of the Fire Authority, as the Fire Authority were in the process of making decisions about Networking arrangements. Councillor Dudley would leave the meeting for this item.

Councillor Mrs McKenzie – Boyle declared that she was a member of the Fire Authority but had no involvement in the networking arrangements.

55. **Urgent Items of Business**

There were no urgent items of business.

56. **PS 20/00214/OUT Land East Of Old Priory Lane and West Of Maize Lane, Warfield, Bracknell, Berkshire**

Outline application for up to 305 dwellings (C3Use), A Primary School (up to two forms of entry), (D1 Use), Public open space, Landscaping, Surface Water Drainage and associated engineering works, all Matters Reserved except means of access with Maize Lane and Harvest Ride.

The Committee noted:

- The supplementary report tabled at the meeting.
- Warfield Parish Councils objection to the application as detailed in the agenda papers.
- Eighty-three objections had been received as summarised in the agenda papers.
- That one comment of support had been received.
- Three additional objections received, as detailed in the supplementary report.

- • The representations from 2 speakers who joined the meeting.

Upon the completion of an agreement under Section 106 of the Town and Country Planning Act 1990, incorporating the following planning obligations amended, added to or deleted as the Head of Planning considers necessary in compliance with local and national planning policy and relevant legislation:-

i. The provision of an appropriate level of affordable housing.
ii. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA, including the provision of SANG and contribution towards SAMM.
iii. Securing the timely provision of, and contributions to, local facilities and services including:
a) a comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;
b) on-site provision of land and access to secure delivery of up to a 2FE primary school;
c) financial contributions towards the provision of primary school places;
d) financial contributions towards the provision of a multi-functional community hub;
e) a comprehensive package of on and off-site measures to provide OSPV, in accordance with standards;
iv. Travel plan implementation and monitoring.
v. Safeguarding of future access to adjoining land.
vi. Provision of SuDS.
vii. Biodiversity mitigation and enhancements.
viii. Monitoring, management and maintenance costs.

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary: -

1. Prior to the submission of the first reserved matters application, a Phasing Strategy shall have been submitted to and approved by the Local Planning Authority, providing details of the proposed phased provision of the following details:

   i. Details of the location of each Phase and Sub-phase of the development; and
   ii. A list of the land use components (including number of dwellings) and details of the areas of passive and active Open Space of Public Value, utility and highway works to be provided for each Phase and Sub Phase; and
   iii. A Construction Programme setting out the anticipated sequence in which the following works will be carried out:
      a) Construction of buildings and areas of Open Space of Public Value in each Phases and Sub Phase;
      b) Highway works (including pedestrian/cyclist routes, access construction, off-site highway works, temporary construction access)
      c) Surface water drainage works
      d) Landscaping works
      e) Utility works

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

REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

2. Applications for approval of the reserved matters pursuant to the development hereby approved shall be submitted in accordance with the following timescales:
a) Parcels 1a, 1b, 1ci, 1cii, 1d, 1e, 2ai, 2aii, 2b, 2c & 2d on the approved Phasing Strategy Plan (Plan ref. RG-M-50 Rev M) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
b) Parcels 3 & 4 on the approved Phasing Strategy Plan shall be made to the Local Planning Authority before the expiration of thirteen years from the commencement of the development.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted within each of the Parcels of the approved Phasing Strategy Plan shall be begun not later than the expiration of two years from the final approval of the reserved matters for that Parcel, or, in the case of approval on different dates, the final approval of the last such matter for that Parcel to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. With the exception of Parcel 4 of the development hereby permitted, development shall not exceed 270 dwellings. Parcel 4 of the development hereby permitted shall not exceed 35 dwellings.
REASON: In the interests of the proper planning of the area.

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

Application plans:
- Site Boundary Plan - RG-M-02 Rev. P (received 12.4.20)
- Application Masterplan - RG-M-44 Rev Q (received 26.10.20)

Site access plans:
- Proposed Access Arrangements Old Priory Lane Harvest Ride Staggered Junction - 5489.011 Rev B (received 16.10.20)
- Proposed Treatment to Maize Lane - 5489.SK34 Rev N (received 16.10.20)
- Proposed Treatment of Old Priory Lane - 5489.SK55 Rev D (received 16.10.20)
- Primary Maize Lane Access and Improvements to Whitegrove Roundabout - 5489.019 (received 9.11.20)

Parameter plans:
- Land Use Parameter Plan - RG-M-24-1 Rev V (received 26.10.20)
- Density Parameter Plan - RG-M-37 Rev K (received 26.8.20)
- Building Heights Parameter Plan - Plan ref. RG-M-38-1 Rev N (received 26.10.20)

Strategy plans:
- Access and Movement Strategy Plan - RG-M-33 Rev Q (received 26.10.20)
- Urban Design Strategy Plan - RG-M-24-1 Rev C (received 26.8.20)

- Green Infrastructure / Landscape Strategy Plan - L9 Rev G (received 27.10.20)
- Phasing Strategy Plan - RG-M-50 Rev M (received 16.10.20)
- Landscape and Biodiversity Management Strategy (October 2020) (received 29.10.20)
- Landscape and Biodiversity Management Strategy Plan - L8 Rev F (received 29.10.20)
- Flood Risk and Drainage Strategy - 5489.FRA Issue 06 (July 2019) (received 16.3.20)

Other documents for approval:

- Design and Access Statement (October 2020) (received 26.10.20)
- Ecology Assessment (October 2020) - J20191_P9_Rev G (received 19.10.20)
- Biodiversity Net Gain Assessment (October 2020) (received 23.10.20)

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

6. Notwithstanding the detail shown on the following site access plans:

i. Proposed Access Arrangements Old Priory Lane Harvest Ride Staggered Junction (Drawing No. 5489.011 Rev B)
ii. Proposed Treatment to Maize Lane (Plan ref. 5489.SK34 Rev N)
iii. Proposed Treatment of Old Priory Lane (Plan ref. 5489.SK55 Rev D)
iv. Primary Maize Lane Access and Improvements to Whitegrove Roundabout (Plan ref. 5489.019)

no development within a Parcel shall take place until details of the vehicle access works related to that Parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

7. No Phase or Sub-phase of the development (including site clearance) shall be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:
   a) a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision) showing:
      i. Spot levels at the base of trees and throughout the site at an interval appropriate to meet design requirement, recorded as a grid and interpolated as contour, ensuring that any abrupt changes, embankments, ditch inverts and retaining features are recorded; and
      ii. The position of all trees within the site with a stem diameter of 75 mm. or more, measured at 1.5 metres above highest adjacent ground level; and
      iii. The position of trees with an estimated stem diameter of 75 mm. or more that overhang the site or are located beyond the site boundaries within a distance of up to 12 times their estimated stem diameter; and
      iv. For individual trees, the crown spread taken at four cardinal points; for woodlands or substantial tree group, the overall extent of the canopy; and
      v. The extent, basal ground levels and height of shrub masses, hedges, hedgerows and stumps; and

vi. Other relevant landscape features and artefacts, such as streams, buildings and other structures, trenching scars near to trees; also any overhead and underground utility apparatus, including drainage runs with manholes and invert levels; and

vii. Hard surfaced areas of any description; and

viii. Existing boundary treatment and means of enclosure.

b) Detailed works schedule for any trees, hedgerows or shrubbery shown.

c) Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site.

REASON: In order to assess the impact of the development upon existing vegetation, landform and other site landscape features.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

8. All trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority pursuant to condition 7 shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of that Phase or Sub-Phase and shall be retained until the completion of all building operations on that Phase or Sub-Phase.
REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN2 and EN20, CS CS7]

9. The approved tree protective fencing and other protection measures specified by condition 8 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of each Phase or Sub-phase 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 that Phase of 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) 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.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

10. If any tree or hedgerow shown to be retained pursuant to condition 7 is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.
REASON: - In the interests of safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

11. No dwelling/ building within a Phase or Sub-phase of development hereby permitted shall be commenced until hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:-

    a) comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations; and
    b) details of semi mature tree planting; and
    c) comprehensive 5 year post planting maintenance schedule; and
    d) underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes; and
    e) means of enclosure (walls and fences etc); and
    f) paving including open spaces, paths, steps and ramps, patios, cycle routes, driveways, parking courts, play areas etc. with details of proposed materials and construction methods; and
    g) recycling/refuse or other storage units; and
    h) play equipment; and
    i) other landscape features (water features, seating, trellis and pergolas etc).

    For each Phase or Sub-phase of development, a landscaping scheme shall be submitted which, in addition to those items listed above, shall include details of the landscaping to be provided within that phase, including structural landscaping and landscaping for communal areas. No dwelling shall be occupied within a Phase until all the structural and communal landscaping for that Phase has been completed in addition to the landscaping associated with that dwelling.

    All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme. As a minimum, the quality of all 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 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]

12. Notwithstanding the detail shown in the approved Landscape and Biodiversity Management Strategy, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each Phase or Sub-phase to demonstrate compliance with the approved plan. A Landscape Management Plan, shall include:
    (a) long term design objectives;
    (b) management responsibilities; and
    (c) maintenance schedules
    for all landscape areas within that Phase or Sub Phase of the development (other than large open space areas to be transferred to the Council by agreement and domestic gardens). The Landscape Management Plan shall be carried out as approved.
    REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.
    [Relevant Policies: BFBLP EN2 and EN20, CS CS7]

13. No Phase or Sub-phase of the development (including site clearance) shall be begun until an access suitable for construction vehicles has been implemented in accordance with an approved Construction Environmental Management Plan (CEMP).
    REASON: In the interests of highway safety.
    [Relevant Policies: Core Strategy DPD CS23]

14. No demolition or construction work shall take place on any Phase or Sub-phase outside the hours of 08:00hrs and 18:00hrs Monday to Friday; 08:00hrs and 13:00hrs on Saturday and not at all on Sundays and Public Holidays.
    REASON: In the interests of the amenities of the area.
    [Relevant Policies: SEP NRM10, BFBLP EN25]

15. No development including demolition and site clearance within any Phase or Sub-phase shall commence until a site-wide CEMP, including all Phases or Sub-phases of development, has been submitted to and approved in writing by the Local Planning Authority.
    REASON: To mitigate and control environmental effects during the demolition and construction phases.
    Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7

16. No development including demolition and site clearance within any Phase or Sub-phase shall commence until a detailed CEMP, that accords with the site-wide CEMP as required by condition 15, for that Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.
    Each CEMP shall include as a minimum:
    i. Location of the access for demolition and construction vehicles;
    ii. Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
    iii. Details of the parking of vehicles of site operatives and visitors;
    iv. Areas for loading and unloading of plant and materials;
    v. Areas for the storage of plant and materials used in constructing the development;
    vi. Location of any temporary portacabins and welfare buildings for site operatives;
    vii. Details of any security hoarding;
    viii. Details of any external lighting of the site;
    ix. Details of the method of piling for foundations;
    x. Measures to control the emission of dust, dirt, odour and other effluvia;

xi. Measures to control noise (including noise from any piling and permitted working hours);
xii. Measures to control rats and other vermin (particularly during site clearance);
xiii. Measures to control surface water run-off during demolition and construction;
xiv. Measures to control noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site;
xv. Measures to prevent ground and water pollution from contaminants on-site;
xvi. Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
xvii. Details of wheel-washing facilities during both demolition and construction phases;
xviii. Measures to minimise, re-use and re-cycle materials and waste arising from demolition;
xix. Measures to minimise the pollution potential of unavoidable waste;
xx. Measures to dispose of unavoidable waste in an environmentally acceptable manner;
xxi. Details of measures to mitigate the impact of demolition and construction activities on ecology, which should cover:
    a) Risk assessment of potentially damaging development activities
    b) identification of "biodiversity protection zones".
    c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements).
    d) the location and timing of sensitive works to avoid harm to biodiversity features
    e) the times during development when specialist ecologists need to be present on site to oversee works.
    f) responsible persons and lines of communication.
    g) the role and responsibilities on site of an ecological clerk of works or similarly competent person.
    h) the use of protective fences, exclusion barriers and warning signs.
xxii. Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.
REASON: To mitigate and control environmental effects during the demolition and construction phases.
Relevant Policies: BFBLP EN20, EN25; Core Strategy DPD CS1, CS7

17. No site clearance shall take place on any Phase or Sub-phase 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]

18. Prior to the determination of reserved matters applications, the applicant, their agents or successors in title, shall implement a programme of field evaluation in each Phase or Sub-phase of the development in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The results of the evaluation shall inform the preparation of a mitigation strategy which will be submitted to and approved in writing by the Local Planning Authority. The mitigation strategy shall provide for:
    a) a programme of site investigation and recording, or alternative mitigation, within any areas of archaeological interest identified. Development will not

commence within the area of archaeological interest until the site investigation has satisfactorily been completed.

b) a programme of post-investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI.

REASON: The site lies within an area of archaeological potential. A programme of works is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance.
[Relevant Policies: Paragraph 141 of the NPPF, BFBLP EN7]

19. No building shall be occupied until:
(a) means of vehicular access;
(b) means of pedestrian and cycle access; and
(c) vehicle and cycle parking spaces;
associated with that particular building have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. Such accesses and parking spaces shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.
[Relevant Policies: Core Strategy DPD CS23; BFBLP M9]

20. No buildings within any Phase or Sub-phase of the development hereby permitted shall be occupied until a plan showing visibility splays within that Phase or Sub-phase 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. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

21. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway of that dwelling and the adjacent footway/carriageway. The dimensions shall be measured along the edge of the drive and the back of the footway/ edge of the carriageway 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]

22. No residential development in any Phase or Sub-phase hereby permitted shall commence until:
a) details of the location of visitor car parking spaces, and
b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

23. The development hereby permitted shall not commence until a scheme for that particular Phase has been submitted to and approved in writing by the Local Planning Authority for secure and covered cycle parking facilities. The Phase shall not be occupied until the approved cycle parking facilities have been implemented. The cycle parking facilities shall thereafter be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

24. Prior to the commencement of any new building, an Energy Demand Assessment for that particular building or buildings shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that before taking into account of any onsite renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the Target Emission Rate as set out in Part L of the Building Regulations (2006) and that a proportion of the development's energy requirements will be provided from on-site renewable energy production which shall be at least 20%.
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 sustainability and the efficient use of resources.

25. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: CSDPD CS10]

26. Any reserved matters submission shall be accompanied by a supplementary Biodiversity Net Gain report identifying any changes to the predicted biodiversity credits of the development phase(s) stated in the approved Biodiversity Net Gain Assessment (October 2020).
REASON: In the interests of biodiversity.
[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS1 and CS7]

27. If more than 2 years elapse between the previous ecological survey and the due commencement date of each phase of the development, an updated ecological survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.
Updated ecological surveys should be timed to coincide and be submitted with the Reserve Matters applications.
REASON: To ensure the status of protected species and habitats on site has not changed since the last survey.

28. No Phase or Sub-phase of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting, including details of lighting units, levels of illumination and hours of use. No lighting (other than domestic security or garden lighting installed in individual dwellings) shall be provided at the site other than in accordance with the approved details. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of biodiversity.

[Relevant Policies: BFBLP EN20 and EN25, Core Strategy DPD CS1 and CS7]

29. The development hereby permitted shall be carried out in accordance with the ecological mitigation measures and/or works specified in the GES Ecology Ecological Assessment October 2020 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. An Ecological Site Inspection report shall be submitted within three months of the first occupation of each phase of the development hereby approved.
    REASON: In the interests of nature conservation.
    [Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

30. No part of the development shall be occupied until a scheme for informing buyers and residents about great crested newts in gardens and the surrounding area and their importance has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the scheme.
    REASON: In the interests of nature conservation.
    [Relevant Plans and Policies: CSDPD CS1 CS7]

31. No Phase or Sub-phase of the development shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. An Ecological Site Inspection report shall be submitted within three months of the first occupation (major).
    REASON: In the interests of nature conservation.
    [Relevant Plans and Policies: CSDPD CS1 CS7]

32. No Phase or Sub-phase of the development shall take place before there has been submitted to, and approved in writing by the Local Planning Authority, details of a scheme for monitoring impacts on great crested newts, and measures that will be implemented to avoid and mitigate any significant impacts. In particular the details shall include:
    - Species to be subject to monitoring
    - Frequency, seasons and duration of monitoring
    - Methods to be used for monitoring
    - Persons responsible for undertaking the monitoring
    - Any training or guidance that may be necessary
    - Reporting of the results of monitoring
    - Remedial measures that will be implemented for avoidance and mitigation of impacts
    - Determination of threshold of impact (or significance) above which implementation of mitigation measures will be required (i.e. ‘triggered’)
    - Timescales for implementation of mitigation measures

    The monitoring and mitigation scheme shall be implemented in accordance with the approved details.
    REASON: In the interests of nature conservation.
    [Relevant Plans and Policies: CSDPD CS1 CS7]

33. Prior to commencement of development a fully integrated surface water model for the whole site will be provided demonstrating that betterment is provided in terms of downstream flows and volumes for all events from the 1 in 1 year storm to the 1 in 100 year event including the most recent climate change allowances, in accordance with the principles set out in the Flood Risk and Drainage Strategy (Ref. 5489.FRA Issue 06) (July 2019) and subsequent modelling notes. It shall be demonstrated that the integrated surface water model considers the interaction of both on and off-site

flows (including the potential for exceedance of the Thames Water balancing pond), water levels present in the central watercourse, provision of low flows to the great crested newt pond and include a 10% increase in impermeable area to allow for urban creep. The submitted surface water model will demonstrate that the greenfield runoff rate is met for each development Parcel and that at no point during the phased delivery of the scheme will flood risk be increased off-site.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

34. No Phase or Sub-phase of the development shall take place until calculations have been submitted to and approved in writing by the Local Planning Authority demonstrating that the drainage strategy achieves a minimum of 80% compliance of no runoff from the first 5mm of a rainfall event during the summer rainfall events, and 50% compliance during winter rainfall events from all impermeable surfaces
    REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

35.No Parcel of the development hereby permitted shall commence until full details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters in accordance with the submitted Integrated Surface Water Model;
b) The drainage strategy must include details of the connection to allow controlled flow into the great crested newt pond from the SuDS. The drainage scheme must also include sensitive drainage design to protect amphibians from road gullies, catchpits and culverts;
c) Any works required on or off-site to ensure adequate discharge of surface water without causing flooding, pollution or increased risk or duration of flooding (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
d) Flood water exceedance routes, both on and off site;
e) A timetable for implementation; and
f) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
The approved drainage scheme shall thereafter be implemented, retained, managed and maintained in accordance with the approved details.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

36. No Phase or Sub-phase of development 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:
    Results of further groundwater monitoring over the winter months (November-March) demonstrating the depth of the seasonally high groundwater table.

Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table demonstrating that the SuDS features do not intercept the groundwater table in accordance with Mr Tim Wood's email dated 27th July 2020.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

37. The development hereby permitted shall not commence until a drainage strategy detailing on- and off-site drainage works has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. Such strategy may include the phasing of works. No discharge of foul or surface water from the site shall be accepted into the public system until the relevant phase of the drainage works set out in the approved strategy has been completed. The drainage strategy shall include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by a statutory undertaker, management and maintenance by a Resident's Management Company or any other arrangements to secure the ongoing operation of the drainage strategy. The strategy shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the strategy shall be retained, managed and maintained in accordance with the approved details.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

38. The affected phase of development shall not commence until full details of the dedicated overflow route from the Thames Water Balancing pond has been provided demonstrating that it is sufficiently sized to ensure no properties are at risk during a 1 in 100 year storm event including the most up to date allowance for Climate change.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

39. Prior to occupation of any Phase or Sub-phase of development 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 (demonstrating depths) and soil profiles, as-built surveys of SuDS and any placement of tanking, crating, connecting pipe work, hydrobrakes and control mechanisms, cover systems.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

40. Prior to commencement of development on Maize Lane calculations shall be provided demonstrating that the proposed crossings are capable of conveying the 1 in 100 year + climate change event and that the invert level of the proposed crossing is in line with the bed levels of the ditches. The calculations shall demonstrate that works to the ditches provide a betterment to the wider area and to the drainage of Maize Lane.
Reason: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

41. Prior to commencement of development on Old Priory Lane calculations shall be provided demonstrating that the proposed crossings are capable of conveying the 1 in 100 year + climate change event and that the invert level of the proposed

crossing is in line with the bed levels of the ditches. The calculations shall demonstrate that works to the ditches provide a betterment to the wider area and to the drainage of Old Priory Lane.
Reason: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

42. Development within a Parcel other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 43 to 48 (below) have been complied with within that Parcel.

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.

43. The development hereby permitted shall not commence until a report has been submitted by a competent person to and approved in writing by the Local Planning Authority; the report findings must include a desktop study and a survey of the extent, scale and nature of contamination; this should include as a minimum a site walkover.
This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".
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.

44. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
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.

45. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
    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.

46. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
    Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and, is subject to the approval in writing of the Local Planning Authority.
    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.

47. A monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the reports on the same must be prepared and approved in writing by the Local Planning Authority.

    Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.
    This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
    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.

48. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification report by the competent person approved under the provisions of condition 44 & 45 that any remediation scheme required and approved under the provisions of condition 46 and monitoring (under condition 48) has been implemented fully in accordance with the approved details.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11".
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.

49. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 44, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 45, which is subject to the approval in writing of the Local Planning Authority.

    Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 46.
    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.

50. A Site Completion Report shall be submitted to, and approved in writing by, the Local Planning Authority upon completion of the remediation/mitigation work in accordance with the agreed implementation timetables. The report shall include confirmation that all remediation measures have been carried out fully in accordance with the approved remediation scheme and detail the action taken and verification methodology used (including details of the sampling and analysis programme) at each stage of the remediation/mitigation works to confirm the adequacy of decontamination. The Site Completion Report must also include details of future monitoring and reporting if this is deemed necessary, or a statement to the effect that no future monitoring is required, with an explanation as to why future monitoring is not necessary
    If no contamination is encountered during the development, a written statement confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.
    REASON: To enable to the Local Planning Authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment. The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

57. **PS 20-00303-FUL Calfridus Way Playing Fields, Calfridus Way, Bracknell, Berkshire**

Installation of a 27.5m high Swann Type A monopole telecommunications mast with 3no. antennas, 2no. 0.6m dishes, 2no. ground based equipment cabinets and ancillary development thereto. Installed within an 8.0m x 6.0m compound with a 2.1m palisade fence

The Committee noted:

- Bracknell Town Councils objection to the application as detailed in the agenda papers.
- A total of thirty-nine objections as summarised in the agenda papers.
- The written statement from the registered public speaker, read out by the Planning Officer on their behalf.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

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

RESOLVED that application 20/00303/FUL be **REFUSED** for the following reasons:

1. By reason of its height and design, the proposed telecommunications mast would appear unduly prominent to the detriment of the character and visual amenities of the surrounding area. The proposed development would therefore be contrary to Saved Policies SC4 and EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

2. By reason of its siting within a proposed local Green Space, the proposed telecommunications mast would not enhance the role and function of the local Green Space. The proposed development would therefore be contrary to Policy EV3 of the Bracknell Town Neighbourhood Plan and the National Planning Policy Framework.

58. **19-00847-OUT Palm Hills Estate, London Road, Bracknell, Berkshire**

Outline application for demolition of existing Palm Hills complex and redevelopment of site to provide 81 dwellings (15no. one bedroom, 8no. two bedroom, 49no. three bedroom and 9no. four bedroom) with associated car parking, landscaping and amended access onto London Road (means of access, appearance, layout and scale to be considered, landscaping reserved for future consideration).

A virtual Members Site Briefing was held on Monday 9 November 2020 and was attended by Councillors Angell, Dr Barnard, Brown, Brossard, Dudley, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Turrell and Virgo.

The Committee noted:

- The supplementary papers tabled at the meeting.
- The viability report which had been tabled prior to the meeting.
- Winkfield Parish Councils comments objecting to the proposal as detailed in the agenda papers
- A total of six objections from neighbouring properties as summarised in the agenda papers.

- The additional representation objecting to the application as detailed in the supplementary.
- That further objections had been received prior to the start of the Committee.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

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

RESOLVED that application 19/00847/OUT be **REFUSED** for the following reasons:

1. The proposed scheme, by virtue of its scale, layout and the levels of activity and traffic generation associated with it, would have an overly intensive and urbanising impact on the character of the area, failing to provide an appropriate transitional form of development for this edge of settlement site, contrary to BFBLP Policy EN20, CSDPD Policy CS7, SALP Policy SA3, the Council's Design SPD and the NPPF.

2. It has not been adequately demonstrated that the proposed development will not adversely affect badgers, a protected species, that are known to forage within the site. As such the proposal is considered contrary to Policies: CSDPD CS1 and CS7.

3. 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 Supplementary Planning Document (2018).

4. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off and it has not been shown that use of SuDS would be inappropriate for the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15/04/2015.

5. A suitable Travel Plan has not been secured. As such the proposal would not comply with CSDPD Policy CS23 and the NPPF.

59. **20-00786-RTD Land At Ashbrook, North Street, Winkfield, Windsor, Berkshire**

Installation of 20m monopole, 3 No. antennas, 1 No. dish and 2. No cabinets.

The Committee noted:

- The supplementary papers tabled at the meeting.
- That Winkfield Parish Council raised no objection to the application.
- The one letter of objection as summarised in the agenda papers.

RESOLVED that the application be delegated to the Head of Planning to **GRANT** Prior Approval following the expiration of the consultation period for the siting and appearance of the development subject to the following condition(s):

1. This development must be carried out in accordance with the following plans received by the Local Planning Authority on 07.10.2020:
- Site Location Maps
- Lease Drawings
- Proposed Site Plan
- Proposed Site Elevations

2. The monopole, antennas and microwave dish hereby approved shall be painted Fir Green.

60. **20-00836-PAC Countrywide House, 28 Wellington Business Park, Dukes Ride, Crowthorne, Berkshire RG45 6LS**

Prior approval for change of use from B1(a) offices to 4no. C3 dwellings

A virtual Members Site Briefing was held on Monday 9 November 2020 and was attended by Councillors Angell, Dr Barnard, Brown, Brossard, Dudley, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Turrell and Virgo.

The Committee noted:

- The supplementary papers tabled at the meeting.
- That eleven letters of objection had been received as detailed in the supplementary papers.
- Crowthorne Parish Councils comments objecting to the proposal as detailed in the supplementary papers

RESOLVED that Prior Approval be **GRANTED** subject to the following condition(s):

1. Development under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), must be completed within a period of 3 years starting from the prior approval date.

2. This development must be carried out in accordance with the following plans received by the Local Planning Authority:
   - Proposed Floor Plans, Elevations (Received 06.10.2020)
   - Site location plan, existing block plan & proposed block plan (Received 06.10.2020)

3. No dwelling shall be occupied until the associated vehicle parking and turning space for that dwelling has been surfaced and marked out in accordance with the approved drawing. At least 1 car parking space per bedroom along with associated turning space shall thereafter be kept available for parking and turning at all times.

4. No dwelling shall be occupied until provision for secured, covered cycle storage for 4 bicycles has been provided as shown on the approved plans.

This storage shall thereafter be kept available for storage of bicycles at all times.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

61. **19-01004-OUT 3M United Kingdom, Cain Road, Bracknell, Berkshire RG12 8HT**

Outline application for erection of up to 27 dwellings, with principal access from Turnpike Road, and associated vehicle parking, landscaping and ancillary works following demolition of existing buildings and clearance of the site. [All matters reserved apart from Access]

The Committee noted:

- The supplementary report tabled at the meeting.
- Binfield Parish Councils objection to the application as detailed in the agenda papers.
- A total of eight objections as summarised in the agenda papers.
- That one letter of support had been received.

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

- Contribution towards mitigation against the impact upon the SPA.
- Securing the management and maintenance of the SUDS scheme.
- Ensuring that roads are adoptable or to enter into highways agreements at certain triggers.
- Financial contribution towards off-site community facility provision.
- Securing 25% on-site affordable housing.
- Securing offsite provision of hedgerow and grassland translocation, retention of habitat areas for a period of 30 years and associated monitoring of biodiversity net gain on and offsite.

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary: -

01. 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

02. Approval of the details of the layout, scale of the buildings, appearance and 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

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: -

102403 - PL(90) 100 REV B Location Plan 16.04.20.
102403 - PL(90) 103 REV D Site Parameter Plan 16.04.20.
ITL15081-GA-001 REV C Proposed Site Access Arrangement 16.04.20.
FRA & Drainage Strategy Report 07.07.20.
FRA & Drainage Strategy Appendices 07.07.20.
FRA & Drainage Strategy Drawings 07.07.20.
Bio-swale Road and Pavement 3 07.07.20.
TANK1QMED 07.07.20.
TANK2QMED 07.07.20.
Transport Note 07.07.20.
ITL15081-GA-005 REV A Swept Path Analysis for refuse vehicles 16.04.20.
ITL15081-GA-006 REV B Removal of Cain Road Roundabout Arm 18.05.20.
Wardell Armstrong (WA) Arboricultural Impact Assessment dated September 2019.
BM11781 Arb Technical Note 20.10.20

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

05. No dwelling hereby permitted shall be occupied until the means of vehicular access to the site from Turnpike Road has been constructed in accordance with drawing ITL-15081-GA-001C.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

06. The final dwelling on the development hereby permitted shall not be occupied until the access to the site from Cain Road has been closed and the footway/cycleway and verge reinstated in accordance with drawing ITL-15081-GA-006B.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

07. The internal road layout within the development and the pedestrian and cyclist link between the development and Cain Road shall be constructed to adoptable standards, compliant with the Bracknell Forest Council Highways Guide for Development, in accordance with details to be approved as part of a reserved matters application.
REASON: In the interests of highway safety and amenity for pedestrians and cyclists.
[Relevant Policies: Core Strategy DPD CS23] [Relevant Policies: Core Strategy DPD CS23]

08. No dwelling hereby permitted shall be occupied until associated vehicle parking and turning space for refuse collection and fire tender has been provided in accordance with details to be approved as part of a reserved matters application. The spaces shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate parking and turning in the interests of highway safety.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

09. No development (including demolition and site clearance) 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, Core Strategy DPD CS23]

10. No development 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:
- Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
- Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.
- Confirmation the design accords with the runoff rates set out in the Approved Drainage strategy (Wardell Armstrong report version 2.0 dated 3rd July 2020).
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

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

12. 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 or public holidays.
REASON: In the interest of amenity.

13. The development hereby permitted (including any demolition) shall not be begun until details of a 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 Working Method Statement shall include:
(i) specifications of control of noise arrangements for construction and demolition.
(ii) methodology of controlling dust, smell and other effluvia
(iii) site security arrangements including hoardings

(iv) proposed method of piling for foundations
(v) construction and demolition methodology
(vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
(vii)details of measures to mitigate the impact of demolition and construction activities on ecology.
The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of the amenities of the area.

14. No development shall take place until details in respect of measures to:
(a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
(b) Minimise the pollution potential of unavoidable waste;
(c) Dispose of unavoidable waste in an environmentally acceptable manner;
have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of all building operations.
REASON: In the interest of amenity.

15. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

16. 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 (i) a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20%); or (ii) fabric first efficiency measures shall be used to reduce at least the same proportion (20%) of carbon dioxide emissions as would be achieved through the use of on-site renewable energy production; or (iii) any combination of (i) and (ii) above to achieve that 20% reduction.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

17. No demolition of buildings/structures or felling of trees shall take place until:-
(i) all the buildings/structures to be demolished on the site and any trees to be felled have been further surveyed for the presence of bats, and
(ii) the further bat survey together with any recommendations for mitigation and monitoring has been submitted to and approved by the Local Planning Authority, and
(iii) the Local Planning Authority has agreed that either no relocation of bats is necessary or that the relocation of bats has been satisfactorily achieved in accordance with the mitigation and monitoring proposals approved under part (ii) of this condition.

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

18. No development shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority. An ecological site inspection report shall be submitted within three months of the first occupation of a dwelling.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

In the event of the S106 planning obligations not being completed by 12th January 2021, the Head of Planning be authorised to extend this period or **REFUSE** the application on the grounds of: -

1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

2. The proposed development would unacceptably increase the pressure on the community facilities. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions community facilities, the proposal is contrary to Policy SA1 of the Site Allocations Local plan, Policies CS6 and CS24 of the Bracknell Forest.

3. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to 'Saved" Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF.

4. The application fails to demonstrate that it protects and enhances biodiversity in accordance with Policies CS1 and CS7 of the Core Strategy Development Plan Document, the NPPF (2019), Circular 06/05, the NERC Act 2006 and the Conservation of Habitats and Species regulations 2010.

5. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off and it has not been shown that use of SuDS would be inappropriate for the development. This is contrary to the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, NPPF 2012 and the Flood Risk and Coastal Change PPG updated 15/04/2015.

6. It has not been demonstrated that the new access and footway/cycleways will adequately and safely accommodate future development traffic as they would not be built to an adoptable standard. As such the development could have an unacceptable impact on highway safety and therefore would not comply with CSDPD Policy CS23 and the NPPF.

62. **20-00072-FUL Bus Depot and Offices, Coldborough House, Market Street, Bracknell, Berkshire**

Section 73 application for variation of conditions 02 (approved plans as already amended under 19/00731/NMA) and 20 (energy statement) of planning permission 18/00964/FUL for the redevelopment of the site to provide a building of up to 11 storeys accommodating 242no. flats, commercial space and ancillary works.

The Committee noted:

- The supplementary report tabled at the meeting.
- The observation made by Bracknell Town Council as detailed in the agenda paper.
- Binfield Parish Council raised no objection to the application.
- That no representations had been made.

Following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to:
- SPA mitigation measures

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as he considers necessary:

01. The development hereby permitted shall be begun before the expiration of three years from the date of planning permission 18/00964/FUL which was granted on 30th November 2018.
REASON: To comply with Sections 73 and 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:-
LOC Location Plan
3080-009H - Proposed Block Plan
3080-100N - Proposed Ground Floor Plan
3080-101J - Proposed First Floor Plan
3080-102J - Proposed Second Floor Plan
3080-103F - Proposed Third Floor Plan
3080-104E - Proposed Fourth Floor Plan
3080-105E - Proposed Fifth Floor Plan
3080-106E - Proposed Sixth Floor Plan
3080-107E - Proposed Seventh Floor Plan
3080-108D - Proposed Eighth Floor Plan
3080-109D - Proposed Ninth Floor Plan
3080-110E- Proposed Tenth Floor Plan
3080-111L - Proposed Roof Plan
3080-115A - Proposed Canopy Details
3080-116 - Proposed Ramp Vehicle Tracker
3080-325A – Typical Apartment Layout
3080-200L - Proposed East & North Elevations
3080-201K Proposed South & West Elevations
3080-202K - Proposed Courtyard Elevations 01
3080-203K - Proposed Courtyard Elevations 02

3080-301J - Proposed Section A-A
3080-302E - Proposed Section B-B
3080-303H - Proposed Section C-C
3080-204F - Proposed Elevation Details
3080-340 - Proposed Second Floor Courtyard
3080-341 - Proposed Ninth Floor Courtyard
3080-327 - Proposed Parking Screen
D2945-FAB-XX-00-DR-L-3000 PL02 Soft Landscape General Arrangement - Sheet 1
D2945-FAB-XX-00-DR-L-3001 PL02 Soft Landscape General Arrangement - Sheet 2
D2945-FAB-XX-00-DR-L-3002 PL02 Soft Landscape General Arrangement - Sheet 3
D2945-FAB-XX-00-DR-L-3003 PL02 Soft Landscape General Arrangement Specification - Sheet 4
D2945-FAB-XX-XX-SP-L-1000 Landscape Maintenance and Management Plan
CWA-18-243-028_P3 Sewer Easement Perimeter Sections
REASON: To ensure the development is carried out only as approved by the Local Planning Authority.

03. The development shall be carried out in accordance with the approved Proposed Floor and Site Levels as originally approved by the Local Planning Authority pursuant to condition 03 of 18/00964/FUL under reference 19/00087/COND and as shown on Drawing 3080-400C.
REASON: In the interests of the character of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The development shall be carried out in accordance with the approved details of external materials as originally approved pursuant to condition 04 0f 18/00964/FUL under reference 19/00087/COND and as shown on the elevational drawings and 3080-401B - Digital Sample Board.
REASON: In the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

05. No residential or commercial unit shall be occupied until means of pedestrian and vehicular access to it have been constructed in accordance with the approved drawings.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

06. No residential or commercial unit shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawings. The spaces shall not thereafter be used for any purpose other than parking and turning.
REASON: To ensure that the development is provided with adequate 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 car parking spaces shall be provided, signed and managed in accordance with the details originally approved pursuant to condition 07 of 18/00964/FUL under reference 19/00087/COND and as set out in the Carpark Management Plan v6 prepared by itransport, and drawings 3080-402 Rev D Signage Details to Car Park, 3080-404 Rev C Proposed Ground Floor Site Plan and 4080-405 Rev C Proposed First Floor Plan. The spaces, signage and management shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

08. No residential or commercial unit shall be occupied until associated approved cycle parking facilities have been provided in accordance with the approved drawings. The facilities shall be retained as approved.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

09. The development shall be undertaken in accordance with the revised Construction Management Plan prepared by Vascroft Contractors Ltd. and approved pursuant to condition 09 of 18/00964/FUL under reference 19/00114/COND. The approved facilities for parking, loading, storage, wheel cleaning and welfare for site operatives 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 these identified purposes.
REASON: In the interests of amenity and road safety.

10. The development shall be constructed in accordance with the drainage system and strategy as originally approved pursuant to condition 10 of 18/00964/FUL under reference 19/00115/COND and shown on Drawings CWA-18-243-535 Rev.P1 'Proposed Drainage Details' and CWA-18-243-530 Rev.P5 'Drainage Strategy Plan'
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with Policy CS1 of the Core Strategy DPD.

11. The surface water drainage system shall be maintained and managed after completion in accordance with the details originally approved pursuant to condition 11 of 18/00964/FUL under reference 20/00046/COND and as contained in the Drainage Design Report produced by Causeway dated 06/07/2020, the Drainage System Operation and Maintenance Strategy, Dwg CWA-19-243-535 Proposed Drainage Details P1 dated 06/07/2019, CWA-18-243-530 P5 Drainage Strategy Plan and the email from Kam Saini, Associate Director, Carney Sweeney dated 9 July 2020.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with Policy CS1 of the Core Strategy DPD.

12. The development shall be constructed in accordance with the drainage strategy as originally approved pursuant to condition 12 of 18/00964/FUL under reference 19/00115/COND and shown on Drawings CWA-18-243-535 Rev.P1 'Proposed Drainage Details' and CWA-18-243-530 Rev.P5 'Drainage Strategy Plan'. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with Policy CS1 of the Core Strategy DPD.

13. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This will include photographs of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes and cover systems.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with Policy CS1 of the Core Strategy DPD.

14. The approved biodiversity enhancements as originally approved pursuant to condition 14 of 18/00964/FUL under reference 19/00087/COND and as set out in the Ecological Enhancement Strategy v4 and shown on Drawing 3080-406B Proposed Roof Plan shall be performed, observed and complied with.

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

15. The development shall be carried out in accordance with the tree and root protection measures originally approved pursuant to condition 16 of 18/00964/FUL under reference 19/00117/COND and as shown on Drawings:3080-916B Proposed Boundary Treatment 02, Type B2, 3080-917B Proposed Boundary Treatment Detail 03, Type B2 and 3080-403C Tree and Root Protection Plan.
REASON: In the interests of safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention.
[Relevant Policies:BFBLP EN1 and EN20, CSDPD CS7].

16. All planting comprised in the approved 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 approved hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 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 bio-diversity and visual amenity of the site
[Relevant Plans and Policies: CSDPD CS1, CS7]

17. The development shall be carried out in accordance with the remedial strategy for the management of contamination as originally approved pursuant to Condition 18 of 18/00964/FUL under reference 19/00118/COND and set out in Applied Geology's report (ref:AG2960-19A157) 'Remediation Strategy and Verification Plan'. Should any unforeseen contamination be encountered during the development, the Local Planning Authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the Local Planning Authority in writing.
No dwelling or commercial unit hereby permitted shall be occupied until a verification report by the competent person confirming that the approved Remedial Strategy for the construction phase has been fully implemented has been submitted to and approved in writing by the Local Planning Authority. Approved details of future maintenance and monitoring shall thereafter be undertaken.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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 or Public Holidays.
REASON: In the interests of the amenities of the area.

19. The development hereby permitted shall be implemented in accordance with the Energy Statement dated August 2020 prepared by Code 6 Developments Limited.

REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS10 and CS12]

20. Bin storage associated with the residential and commercial units hereby approved shall be provided in accordance with the approved drawings before the units it serves have been occupied, and shall thereafter be retained available for use.
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

21. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking or re-enacting that Order with or without modification), no part of the premises hereby permitted shall be used as a children's nursery within Use Class D1.
REASON: To ensure adequate parking.
[Relevant Policy: BFBLP M9]

22. The development shall be carried out in accordance with the scheme for external site lighting as originally approved pursuant to condition 23 of 18/00964/FUL under reference 19/00087/COND and as shown on Drawing B3353 E 200B Proposed External Lighting Layout, Bat Wall w and Render 0-9w. No lighting shall be provided at the site other than in accordance with the approved scheme.
REASON: In the interests of the amenity of neighbouring property and the character of the area.
[Relevant Policies: BFBLP EN20 and EN25]

23. The balconies shown on the approved plans shall not be used for the storage of goods.
REASON: In the interests of visual amenity.
[Relevant Policies: BFBLP EN20]

24. No dwelling shall be occupied until:-
(a) a timetable for the laying out/provision of the following areas:-
- the landscaped perimeter of the site
- the landscaped courtyard
- the second and ninth floor courtyard gardens
in accordance with the approved details has been submitted to and approved in writing by the Local Planning Authority, and
(b) a plan for the long-term management and maintenance of these areas has been submitted to and approved in writing by the Local Planning Authority. The areas listed above shall be laid out/provided in accordance with the timetable approved under (a) above and thereafter managed and maintained in accordance with the plan approved under (b) above.
REASON: In the interests of the amenity and well-being of future residents
[Relevant Plans and Policies: BFBLP EN20 and CSDPD CS1]

Should the applicant fail to complete the required agreement by 12th February 2021 the Head of Planning be authorised to REFUSE the application for the following reason:

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 Supplementary Planning Document (2018).

CHAIRMAN