

**PLANNING COMMITTEE
17 DECEMBER 2020
6.30 - 7.10 PM**



Present:

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

Apologies for absence were received from:

Councillors Mossom

Also Present:

Councillors

63. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 12 November 2020 be approved as a correct record and signed by the Chairman.

64. Declarations of Interest

There were no declarations of interest.

65. Urgent Items of Business

There were no urgent items of business.

66. 17/00280/FUL - West End Stables, West End Lane, Warfield, Bracknell, Berkshire RG42 5RH

Erection of a pair of 4 bedroom semi detached dwellings on land adjacent to West End Stables.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Warfield Parish Councils raised no objection to the proposal.
- Seven objections had been received as summarised in the agenda papers.
- That four further objection comments had been received from postal addresses that had previously objected to the application, detailed in the supplementary report

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

- i. A financial contribution towards the provision of off-site affordable housing equivalent in the value to the 25% policy requirement.
- 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 comprising:
 - a) financial contributions towards the provision of primary school places;
 - b) financial contributions towards the provision of a multi-functional community hub;
 - c) financial contribution towards the provision of OSPV.
- iv. 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:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 27 March 2017:

Drawing no. 17-J1705-LP
Drawing no 17-J1705-CP
Drawing no 17-J1705-C01
Drawing no 17-J1705-01
Drawing no 17-J1705-02
Drawing no 17-J1705-03

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

03. The development hereby permitted shall not be begun until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall be carried out in accordance with the finished floor levels shown on the approved drawings.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The first floor windows at first floor level in the side elevations of the dwellings hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed to a height of 1.7m from floor level.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

07. The dwellings hereby permitted shall not be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. 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. The areas shown for landscaping shall thereafter be retained.

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS1, CS7]

08. The dwellings hereby permitted shall not be occupied until details of a scheme of walls, fences and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. All boundary treatments should provide for the free movement of wildlife to and from the site. The approved scheme shall be implemented in full before the first occupation of any dwelling hereby approved.

REASON: In the interests of the visual amenities of the area and in the interests of nature conservation.
[Relevant Plans and Policies: BFBLP EN20, CSDPD CS1, CS7]

09. 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]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%) has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Energy Demand Assessment as approved and retained as such thereafter.

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

11. The dwellings hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans before the first occupation of any dwelling hereby approved and retained as such thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawings before the first occupation of any dwelling hereby approved. The spaces shall thereafter be kept available for parking at all times.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

13. The garages hereby permitted shall contain a separately accessed storage room which shall be used for cycle storage and thereafter retained as such. The remainder of the garage accommodation, which shall have minimum dimensions of 6m (length) by 3.5m (width) by 2.4m (height), shall be retained for the use of the parking of motor vehicles at all times.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

14. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

15. The development hereby permitted shall not be begun 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.

16. All ecological measures and/or works shall be carried out in accordance with the details contained in the document "Extended Phase 1 Ecological Survey" by John Wenman ecological consultancy received 22 November 2017 by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

17. The development hereby permitted 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 and complied with and retained as such thereafter.

REASON: In the interests of nature conservation.

18. The development hereby permitted shall not be begun until a drainage strategy, including full calculations and testing compliant with BRE 365 detailing any on and off-site drainage works, along with proposed points of connection, has been submitted to and approved by the Local Planning Authority, in consultation with the sewerage undertaker. The proposals should also set out a maintenance regime for any Soakaways as set out in the Suds Manual. 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. The approved strategy shall be performed, complied with and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD CS1]

67. **20/00031/COND - 28 Meadow Way, Bracknell, Berkshire RG42 1UF**

This application was deferred and removed from the agenda.

68. **20/00298/TRTPO - 2 Furzefield (formerly 89 Locks Ride)**

Prune to 'crown-lift' branches of protected Birch up to 2.5 metres.

The Committee noted:

- That a total of 14 objections, from 11 different households were made within the 28 day public consultation period prior to the 10 November 2020.

RESOLVED that the application 20/00238/TRTPO be **APPROVED** subject to the following condition: Crownlift by the removal of only the 3 lowest primary branches at their stem union; reference the accompanying annotated photo which clearly identifies the branches consented for removal. All works must comply with arboricultural standard 'BS 3998:2010 Tree Work – Recommendations'.

1. Advanced Notification

Condition: The applicant shall provide the Council's Tree Service prior written notification, of at least 3 working days, before the permitted pruning specification is to be undertaken. Confirmation of advance notification must be submitted to trees@bracknell-forest.gov.uk

Reason: To enable the Council's Tree Service to schedule attendance of a Tree Officer to monitor compliance with the pruning specification to BS3998:2010 Tree Work – Recommendations and to inform any public enquiry of impending or enacting activity.

2. Completion Report

Condition: Upon completion of the permitted pruning specification, the applicant shall provide written notification to the Council's Tree Service of completion of pruning, inclusive of a photograph. Confirmation of completion of permitted pruning specification must be submitted to trees@bracknell-forest.gov.uk

Reason: To demonstrate quantitative and qualitative compliance with the permitted pruning specification to enable discharge of condition.

CHAIRMAN