

**PLANNING COMMITTEE
22 JULY 2022
10.06 AM - 1.15 PM**



Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), D Birch, Gbadebo, Green, Mrs Hayes MBE, Mrs McKenzie-Boyle and Virgo

Present Virtually:

Councillors Bhandari, Heydon and Mossom

Apologies for absence were received from:

Councillors Angell, Dr Barnard, Bidwell, Brown, Mrs Mattick, Mrs McKenzie and Skinner

Also Present:

Councillors Turrell

18. **Minutes**

RESOLVED that the minutes meeting held on 16 June 2022 were approved as a correct record.

19. **Declarations of Interest**

There were no declarations of interest.

20. **Urgent Items of Business**

There were no urgent items of business.

21. **PS 21/00986/FUL Beaufort Park, South Road, Wokingham**

Erection of 226 homes including associated on-site SANG with an access route, open space and pedestrian/cycle connections.

The Committee noted:

- The supplementary report tabled at the meeting.
- The letters of objection from various groups as summarised in the agenda.
- The 108 letters of objection as summarised in the agenda.
- The additional letter of representation as detailed in the supplementary report.
- The representations of the 2 public speakers at the meeting.

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 21/00986/FUL be **REFUSED** for the following reasons:

01. The development fails to make adequate provision for the parking of vehicles in accordance with the Council's adopted parking standards. The Local Planning Authority is not persuaded by the submitted evidence that a relaxation to these standards will not lead to on-site congestion and the displacement of vehicles onto surrounding roads increasing the risk of illegal, inconsiderate or obstructive parking. This would in turn have an adverse effect on the free flow of traffic and highway safety. It has not been demonstrated that parking to meet the Council's adopted parking standards can be satisfactorily accommodated on site without resulting in overdevelopment and a cramped form of development. As a result, the proposed development is contrary to Policies EN20 and M9 of the BFBLP and Policy CS7 of the CSDPD and the Parking Standards SPD (2016).

02. 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 Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), 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).

03. 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.

04. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, community facilities and public open space. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure a travel plan and contributions towards highway improvements, community facilities and Open Space of Public Value the proposal is contrary to Policies R4 and M4 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, CS23 and CS24 of the Core Strategy Development Plan Document and the Planning Obligations SPD.

05. 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.

06. The applicant has not demonstrated that flood risk would not be exacerbated as a result of the proposal or that the development would be safe from flooding. This is contrary to Paragraph 167 of the National Planning Policy Framework (NPPF).

22. **PS 21/00701/FUL Bracknell Beeches, Old Bracknell Lane, West Bracknell**
Erection of 7 new buildings ranging from 4 to 16 storeys comprising 349 residential dwellings, 294 sqm of flexible commercial/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objection to the proposal.
- The 58 letters of objection as summarised in the agenda.
- The 2 letters of support as summarised in the agenda.
- The representations of the 2 public speakers at the meeting.

RESOLVED that the Assistant Director: Planning be authorised to **APPROVE** the application subject the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act relating to the following matters, and the following conditions, added to or deleted as the Assistant Director: Planning considers necessary:

- i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA;
- ii. Commitment to entering into an agreement with the Highway Authority under Section 278 of the Highways Act 1980 for the Old Bracknell Lane West access amendments;
- iii. Commitment to entering into an agreement with the Highway Authority under Section 38 of the Highways Act 1980 for adoption of the east-west cyclepath/footpath;
- iv. Provision of a Travel Plan including car club vehicles;
- v. Contribution to cover the review of Traffic Regulation Orders (TROs);
- vi. Private Access and Footpath (PAF) standard clauses and associated maintenance agreements;
- vii. Implementation of the disability compliant access to the southern platform of Bracknell Railway Station;
- viii. Provision of on-site OSPV including their maintenance, and financial contribution towards off-site OSPV capable of serving this site;
- ix. Contributions towards the provision and maintenance of community facilities capable of serving the site;
- x. On-site Biodiversity Net Gain provision including maintenance and monitoring; and
- xi. Submission and approval of a final SuDS Specification and Management and Maintenance plan to secure management of the SuDS for the lifetime of the development together with a monitoring sum.
- xii. Securing on-site affordable housing provision of 43 units, along with a future affordable housing provision review mechanism.

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

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

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

- BBE-ASA-ZZ-XX-DR-A-100 Site Location Plan R3
- BBE-ASE-ZZ-GF-DR-L-100 General Arrangement Plan R9
- BBE-ASA-ZZ-BS-DR-A-199 Basement Plan R10
- BBE-ASA-ZZ-GF-DR-A-200 Ground Floor Plan R16
- BBE-ASA-ZZ-01-DR-A-201 First Floor Plan R13
- BBE-ASA-ZZ-02-DR-A-202 Second Floor Plan R13
- BBE-ASA-ZZ-03-DR-A-203 Third Floor Plan R13
- BBE-ASA-ZZ-04-DR-A-204 Fourth Floor Plan R13
- BBE-ASA-ZZ-05-DR-A-205 Fifth Floor Plan R13
- BBE-ASA-ZZ-06-DR-A-206 Sixth Floor Plan R13
- BBE-ASA-ZZ-07-DR-A-207 Seventh Floor Plan R13
- BBE-ASA-ZZ-08-DR-A-208 Eighth Floor Plan R13

BBE-ASA-ZZ-09-DR-A-209 Ninth Floor Plan R13
BBE-ASA-ZZ-10-DR-A-210 Tenth Floor Plan R13
BBE-ASA-ZZ-RP-DR-A-216 Roof Plan R14
BBE-ASA-BA-BS-DR-A-199 Block A, B & C Basement Floor R5
BBE-ASA-BA-GF-DR-A-220 Block A, B & C Ground Floor R5
BBE-ASA-BA-01-DR-A-221 Block A, B & C First Floor R5
BBE-ASA-BA-02-DR-A-222 Block A, B & C Second Floor R3
BBE-ASA-BA-03-DR-A-223 Block A, B & C Third Floor R3
BBE-ASA-BA-04-DR-A-224 Block A, B & C Fourth Floor R4
BBE-ASA-BB-BS-DR-A-199 Block A, B & C Plans Basement Floor R5
BBE-ASA-BB-GF-DR-A-220 Block A, B & C Plans Ground Floor R5
BBE-ASA-BB-01-DR-A-221 Block A, B & C Plans First Floor R4
BBE-ASA-BB-02-DR-A-222 Block A, B & C Plans Second Floor R4
BBE-ASA-BB-03-DR-A-223 Block A, B & C Plans Third Floor R4
BBE-ASA-BB-04-DR-A-224 @A1 1:100 Block A, B & C Plans Fourth Floor R4
BBE-ASA-BD-GF-DR-A-220 Block D Plans Ground Floor R5
BBE-ASA-BD-01-DR-A-221 Block D Plans First Floor R3
BBE-ASA-BD-02-DR-A-222 Block D Plans Second - Fifteenth Floors R3
BBE-ASA-BE-GF-DR-A-220 Block E Plans Ground Floor R5
BBE-ASA-BE-01-DR-A-221 Block E Plans First Floor Floor R3
BBE-ASA-BE-02-DR-A-222 Block E Plans Second - Ninth Floors R3
BBE-ASA-BF-GF-DR-A-220 Block F & G Plans Ground Floor R6
BBE-ASA-BF-01-DR-A-221 Block F & G Plans First Floor R5
BBE-ASA-BF-02-DR-A-222 Block F & G Plans Second Floor R3
BBE-ASA-BF-03-DR-A-223 Block F & G Plans Third Floor R3
BBE-ASA-BF-04-DR-A-224 Block F & G Plans Fourth Floor R3
BBE-ASA-BF-05-DR-A-225 Block F & G Plans Fifth Floor R3
BBE-ASA-BF-06-DR-A-226 Block F & G Plans Sixth Floor R3
BBE-ASA-BF-07-DR-A-227 Block F & G Plans Seventh Floor R3
BBE-ASA-BG-GF-DR-A-220 Block F & G Plans Ground Floor R6
BBE-ASA-BG-01-DR-A-221 Block F & G Plans First Floor R5
BBE-ASA-BG-02-DR-A-222 Block F & G Plans Second Floor R3
BBE-ASA-BG-03-DR-A-223 Block F & G Plans Third Floor R3
BBE-ASA-BG-04-DR-A-224 Block F & G Plans Fourth Floor R3
BBE-ASA-BG-05-DR-A-225 Block F & G Plans Fifth Floor R3
BBE-ASA-BG-06-DR-A-226 Block F & G Plans Sixth Floor R3
BBE-ASA-BA-XX-DR-A-350 Block A, B & C Sections R5
BBE-ASA-BD-XX-DR-A-350 Block D & E Section R5
BBE-ASA-BF-XX-DR-A-350 Block F & G Sections R6
BBE-ASA-BB-XX-DR-A-350 Block A, B, & C Sections R1
BBE-ASA-BA-XX-DR-A-400 Blocks A B & C Elevations West R6
BBE-ASA-BA-XX-DR-A-401 Blocks A B & C Elevations West R6
BBE-ASA-BA-XX-DR-A-402 Blocks A B & C Elevations East R6
BBE-ASA-BA-XX-DR-A-403 Blocks A B & C Elevations East R6
BBE-ASA-BA-XX-DR-A-404 Blocks A B & C Elevations North R6
BBE-ASA-BA-XX-DR-A-405 Blocks A B & C Elevations South R6
BBE-ASA-BD-XX-DR-A-400 Block D Elevations North R6
BBE-ASA-BD-XX-DR-A-401 Block D Elevations South R6
BBE-ASA-BD-XX-DR-A-402 Block D Elevations West R6
BBE-ASA-BD-XX-DR-A-403 Block D Elevations East R6
BBE-ASA-BE-XX-DR-A-400 Block E Elevations North & South R6
BBE-ASA-BE-XX-DR-A-401 Block E Elevations West R6
BBE-ASA-BE-XX-DR-A-402 Block E Elevations East R6
BBE-ASA-BF-XX-DR-A-400 Block F Elevations North R8
BBE-ASA-BF-XX-DR-A-401 Block F Elevations South R7
BBE-ASA-BF-XX-DR-A-402 Block F Elevations East R7

BBE-ASA-BG-XX-DR-A-400 Block G Elevations North R8
BBE-ASA-BG-XX-DR-A-401 Block G Elevations South R7
BBE-ASA-BG-XX-DR-A-402 Block G Elevations West R7
BBE-ASA-BA-XX-DR-A-450 Block A, B, C & D Elevations West R6
BBE-ASA-BA-XX-DR-A-451 Block A, B & C Elevations West & East R5
BBE-ASA-BD-XX-DR-A-450 Block D, E, F & G Elevations North R5
BBE-ASA-BD-XX-DR-A-451 Block D, E, F & G Elevations South R6
BBE-ASA-BF-XX-DR-A-450 Block F & G Elevations North & South R7
Design and Access Statement P9
Design and Access Statement Addendum R4
BBE-ASE-ZZ-GF-DR-L-101 Levels Plan R3
BBE-ASE-ZZ-GF-DR-L-102 Tree Removal, Retention & Proposal Plan R2
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. Prior to commencement of any development above slab level, samples of the external materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials.

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

04. Prior to commencement of any development above slab level, details showing the finished floor levels of the buildings in each phase hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

05. 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, confirming the provision of the approved enhancements on site, shall be submitted within three months of the first occupation of the development. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of achieving net gains for biodiversity
[Relevant Plans and Policies: CSDPD CS1, CS7]

06. The building hereby permitted shall not be occupied until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided for in accordance with a scheme submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme. The materials, construction, street lighting and edge protection for the east-west cycleway shall be compliant with the Highway Authority's standards for adoption. 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, the visual amenity of the area and highway safety.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7 and CS23]

07. No dwelling shall be occupied until vehicular and pedestrian access to the dwelling and its parking has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

08 No dwelling or retail/community use shall be occupied until the following means of access for sustainable modes of travel, including for those with disabilities, have been constructed and are available for use:

(a) Access to the southern station platform at Bracknell railway station;

(b) Pedestrian and cycle route between any occupied dwelling or retail/community use and:

(i) the access to the southern station platform at Bracknell railway station;

(ii) the bridge over the mainline railway which provides a link to Bracknell town centre;

(iii) Old Bracknell Lane West.

Thereafter these means of access for sustainable modes of travel shall be retained and maintained.

REASON: In the interests of highway safety and to offer a genuine choice of transport modes.

[Relevant Policies: BFBLP M6 & M7; Core Strategy DPD CS23 & CS24; NPPF paragraphs 105, 110 a) & b) and 112 a)]

09. No vehicular, pedestrian or cyclist connections shall be formed onto the primary site road until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility splays shall be kept clear of any obstruction to visibility above 0.6m in height measured from the adjacent carriageway, in the areas shown on the approved plan.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. (A) No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawings within the development. The following parking and turning areas shall be provided and retained:

i) Residential use: 349 car parking spaces (one space per dwelling) including a minimum of 79 spaces with electric vehicle charge points with a minimum output of 7kW, 79 spaces with cabling and ducting to allow spaces to be readily adaptable to provide charging points in future, and 18 spaces which could be used for disabled parking if there is a defined need;

ii) Commercial use: 10 car parking spaces including 1 disabled space;

iii) Visitor spaces: 38 car parking spaces including 2 disabled spaces;

iv) Car club spaces: 4 spaces including 1 with an electric vehicle charge point with a minimum output of 7kW and 1 space with cabling and ducting to allow the space to be readily adaptable to provide charging points in future; and

v) Deliveries and servicing: 2 delivery/servicing bays and an area in the north-east which with managed access for deliveries and servicing only at certain times (outside of which this area will be pedestrians and cyclists only).

(B) The parking, turning, servicing and delivery areas shall be managed in accordance with a Parking, Servicing and Deliveries Management Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation and which shall incorporate:

- i) parking allocation (residential and commercial);
- ii) parking enforcement;
- iii) delivery and servicing management, including access arrangements and timings for the north-eastern parcel which set out when delivery and servicing is permitted in this area, when the area will be restricted to pedestrians and cyclists only and how this restriction will be controlled and managed;
- iv) details of signage for parking including visitor parking, electric vehicle spaces, disabled spaces, car club and delivery/servicing bays;
- v) details of electric vehicle charging provision with a minimum output per space of 7kW and an intelligent demand-response system to manage electric vehicle charging demand.

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

[Relevant Policies: BFBLP M5 & M9, Core Strategy DPD CS23]

11. No dwelling or community/retail unit shall be occupied until the associated cycle parking has been provided in the location shown on the approved plans within the development. Overall the development shall provide 539 secure and covered cycle parking spaces for the residential dwellings, 2 secure and covered cycle parking spaces for staff of the community / retail development and 6 Sheffield-style stands (allowing 12 cycles to be parked) for visitors to the community / retail development which are to be located outside (west of) the community / retail development as shown on the approved Landscape & Public Realm General Arrangement Plan with drawing number BBE-ASE-ZZ-GF-DR-L-100 revision R9. Where two-tier cycle parking is provided the upper tier shall have gas-assisted lifting to enable it to be used by less able-bodied people. The cycle parking spaces and facilities shall thereafter be retained.

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

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

12. Before occupation of any dwelling or retail/community unit, a Shuttle Bus Service Specification shall be submitted to and approved in writing by the Local Planning Authority. The Shuttle Bus Service Specification shall include details of the vehicle types, route, frequency and stops for the shuttle bus service. Thereafter the shuttle bus service shall be provided in accordance with the approved Shuttle Bus Service Specification.

REASON: In the interests of accessibility of the development, particularly to those with reduced mobility.

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

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. No development (including demolition and site clearance) shall take place, until a Construction (and Demolition) Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include as a minimum;

- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- (ii) Details of the parking of vehicles of site operatives and visitors;
- (iii) Areas for loading and unloading of plant and materials;
- (iv) Areas for the storage of plant and materials used in constructing the development;
- (v) Location of any temporary portacabins and welfare buildings for site operatives;
- (vi) Details of any security hoarding;

- (vii) Details of any external lighting of the site;
- (viii) Details of the method of piling for foundations;
- (ix) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (x) The control of rats and other vermin;
- (xi) Measures to control surface water run-off during demolition and construction;
- (xii) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiii) Details of wheel-washing facilities during both demolition and construction phases; and
- (xiv) Areas for the turning of construction and demolition vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear.

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases.

[Relevant Policies: BFBLP EN20, EN25, M9; Core Strategy DPD CS1, CS7, CS23]

15. The use of the ground floor retail/community space shall be restricted so as to prohibit Use Classes E(d) and E(f) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To prevent uses which would result in a demand for parking which cannot be accommodated on site and which would increase the likelihood of on-street car parking and deliveries which would be a danger to other road users.

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

16. The applicant shall submit to the local planning authority, for approval, a detailed assessment of glazing and ventilation requirements to achieve internal noise levels in accordance with the noise criteria set out in the Mayer Brown acoustic report dated December 2021. Any works which form part of the approved scheme shall be completed before the development [or relevant phase] is occupied.

REASON: To protect occupiers of the proposed development from external noise sources.

17. A detailed design for the acoustic fence shall be submitted, for written approval, to the Local Planning Authority. The development shall not be occupied until the noise mitigation measure identified in the approved scheme, have been fully implemented. The noise mitigation measures shall be retained and maintained thereafter.

REASON: to protect future occupiers against unreasonable noise

18. A scheme for protecting the proposed dwellings of the approved development from noise from the plant room, bin stores, lift shafts, and stairwell, uses shall be submitted, for written approval, to the Local Planning Authority. The development shall not be occupied until the noise mitigation measure identified in the approved scheme, have been fully implemented.

The noise mitigation measures shall be retained and maintained thereafter.

REASON: To protect future occupiers against unreasonable noise.

19. No superstructure works shall take place until construction details of the party ceiling/floor between habitable rooms and commercial premises have been submitted to, and approved in writing, by the Local Planning Authority along with the noise criteria that must not be exceeded within the commercial units to ensure that noise due to the commercial premises does not exceed NR20 when measured in terms of

the Leq noise metric over a 5 minute period. Additionally, the LFmax sound from amplified and non-amplified music and speech arising from the commercial units shall not exceed the typical minimum L90 (5min), as measured 1m from the windows of any neighbouring residential property in all third octave bands between 63 Hz and 8 kHz

REASON: To protect future residents from noise from the commercial uses

20. No deliveries for commercial premises or waste collections shall be despatched or accepted outside the following times.

Monday to Saturday – 7:00 am and 10:00 pm

Sundays and Public Holidays – 9:00 am and 6:00 pm

REASON: To protect the amenity of residents living in the vicinity of the site and to reduce impact on air quality.

21. Prior to the commencement of use of any unit as a café/restaurant the following shall be submitted to the Local Planning Authority: -

(a) written details concerning any proposed air handling plant associated with the development including:

- the proposed number and location of such plant as well as the manufacturer's information and specifications;

- the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice

- and the intended operating days and times.

(b) calculations showing the likely impact of noise from the development;

(c) a scheme of works or such other steps as may be necessary to minimize the effects of noise from the development;

(d) The development shall not commence until written approval of a scheme under (c) above has been given by the Local Planning Authority. All works forming part of the scheme shall be completed before any of the dwellings is first occupied.

REASON: To protect [future residents of the site and] the occupants of nearby residential properties from noise.

22. The applicant shall submit to the Local Planning Authority, for written approval, a scheme of works to minimise the emission of cooking odours.

The permitted use shall not commence until the odour mitigation measures, as set out in the approved scheme, have been implemented. The odour mitigation measures shall be maintained and retained for the duration of the development.

REASON: In the interests of the amenities of neighbouring occupiers.

23. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Hrs Monday to Friday and 08:00 to 13:00 Hrs Saturdays and at no time on Sundays or Bank or National Holidays

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

24. No development shall take place until full details of the Drainage System has been submitted to and approved in writing by the Local Planning Authority. This shall include:

Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting and drawings as appropriate. This should include confirmation that the construction is in accordance with manufacturer specifications, where necessary.

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.

25. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating that:

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

has been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be constructed in accordance with the approved assessment and retained as such thereafter.

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

[Relevant Plans and Policies: CSDPD CS12]

26. 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]

27. No superstructure works shall take place until a pre-assessment estimator, or design report, demonstrating likely compliance of the commercial floor space with BREEAM 'Very Good' as a minimum requirement, has been submitted to, and approved in writing by, the Local Planning Authority.

The development shall be implemented in accordance with the approved estimator/report and retained as such thereafter.

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

[Relevant Policy: Core Strategy DPD CS10]

28. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

REASON: The site lies within an area of archaeological potential.

29. The flood risk mitigation proposals detailed in the RPS Flood Risk Assessment, dated December 2021, should be taken forward to detailed design and implemented as part of the proposed development.

REASON: To ensure the development does not increase the risk of flooding, on or off-site, in accordance with policy CS1 of the Core Strategy.

30. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

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.

31. No building or use hereby permitted shall be occupied or the use commenced until the sustainable urban drainage scheme for this site has been completed in accordance with the submitted details. The sustainable urban drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted and approved by the local planning authority.

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.

32. Prior to practical completion of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Council. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, cover systems ...etc.

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.

In the event of the S106 agreement not being completed by 21st October 2022, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

01. 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 Regulation 63(5) of the Conservation of Habitats and Species Regulations 2017 (as amended), 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).

02. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway measures, open space and community facilities, the proposal is contrary to Policies R5 and M4 of the Bracknell Forest Borough Local Plan and CS6, CS8, and CS24 of the Core Strategy Development Plan Document and to the Planning Obligations SPD and the NPPF.

03. In the absence of a planning obligation to secure a 10% biodiversity net gain which would deliver measurable improvements for biodiversity by creating or enhancing habitats in association with the development the proposal is contrary to paras 8c and 170d of the NPPF.

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

23. **21/00361/PARC Lavenir, Opladen Way, Bracknell**

Prior Notification requirement under Class AA of Part 20 of the GPDO for a two storey roof extension to form 42 apartments.

The Committee noted:

- The supplementary report tabled at the meeting.
- The representations from Bracknell Town Council recommending refusal.
- The 52 representations from 56 properties as summarised in the agenda.
- That a further 100 representations had been received as detailed in the supplementary report.

A motion to **APPROVE** the recommendation in the officer report was proposed but not seconded.

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

RESOLVED that application 21/00361/PARC be **REFUSED** for the following reason:

01. The proposed design by virtue of its appearance does not respect the character or form of the original host building resulting in an unbalanced and overbearing appearance. The proposal is therefore considered to be contrary to Policies CS7 of the Core Strategy DPD, 'Saved' Policy EN20 of the Bracknell Forest Local Plan and HO8 of the Bracknell Town Neighbourhood Plan.

24. 21/01115/FUL 53 Upper Broadmoor Road, Crowthorne, Berkshire

Erection of single storey rear/side extension including loft conversion with formation of rear dormer and installation of rooflights and new porch canopy following demolition of existing porch.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Crowthorne Parish Council recommending refusal.
- The representations from neighbouring properties as summarised in the agenda.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 24/11/2021:

Existing and proposed front and rear elevations dwg no. P/00621/04A,

Existing and existing and proposed side elevation west P/00621/03A,

Proposed ground floor and first floor plan P/00621/02A.

Upper floor and loft plan P/00621/05A,

Revised proposed side elevation EAST P/00621/06A- received 06/06/2022

Revised location plan rev B - received 18/07/2022

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

03. The materials to be used on the external surfaces of the development hereby permitted shall match those on the approved plans received by the Local Planning Authority on 24/11/2021 and 06/06/2022.

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

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

04. The proposed first floor side landing window and the first floor rear bathroom hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass or equivalent. They shall always be fixed with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

25. **21/01154/FUL Whitegates, St Marks Road, Binfield**

Proposed side and rear extensions and alterations to enlarge existing residential accommodation (C3 use) and extension to existing 6 bedsits in connection with existing bed and breakfast accommodation (C1) and addition of parking space.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Binfield Parish Council recommending refusal.
- The 10 letters of objection as summarised in the agenda.

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

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

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

02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 19th January 2022:

-Site plan

-MAK/21/03 (Proposed ground floor plan)

-MAK/21/04 (Proposed first floor plan)

-MAK/21/05 Rev A (Proposed elevations and site/roof plan)

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be of similar appearance to those of the existing building.

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

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

CHAIRMAN