

**PLANNING COMMITTEE  
15 DECEMBER 2022  
6.40 - 9.45 PM**



**Present:**

Councillors Dudley (Chair), Brossard (Vice-Chair), Bidwell, D Birch, Gbadebo, Green, Mrs Hayes MBE, Heydon and Virgo

**Present Virtually:**

Councillors Mrs Mattick, Mrs McKenzie-Boyle and Mossom

**Apologies for absence were received from:**

Councillors Angell, Dr Barnard, Bhandari, Brown, Mrs McKenzie and Skinner

**53. Minutes**

On the meeting of the 10 November 2022, it was noted that the declarations of interest item was missed in error. However, no declarations of interest were declared at any point during the meeting. Therefore, it was agreed to amend the minutes of the 10 November 2022 so that the Declaration of Interest Item be removed.

**RESOLVED** that the minutes of the meeting held on 10 November 2022, as amended, be approved as a correct record.

**54. Declarations of Interest**

Councillor Heyden declared a disclosable pecuniary interest in respect of Item 9 (21/00707/OUT Former Bus Station Site, Market Street, Bracknell) as a Board member of the joint venture.

Inderjit Bhatti, Senior Assistant Lawyer (Planning), declared an interest in Item 10 (22/00694/FUL Acre House, 12 Broom Acres, Sandhurst, Berkshire GU47 8PW) as the applicant was a family member. It was noted that she had not had any professional dealings with this case and that she would withdraw from the meeting for that item.

**55. Urgent Items of Business**

There were no urgent items of business.

**56. PS 22-00515-FUL Land At Malt Hill Farm, Malt Hill, Warfield, Bracknell RG42 6JQ**

**Proposed erection of agricultural livestock barn**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Warfield Parish Council raised no objection.
- The objections received from 43 separate postal addresses 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:

Location/site plan at scale of 1:2500

Site plan at scale of 1:500

Drawing – proposed elevations

Drawing – proposed floor plan

Drawing – proposed 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 match those outlined in the Materials Schedule report received 28 November 2022 by the Local Planning Authority.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

04. The building hereby permitted shall be used only for the purposes of agriculture. Where the building hereby permitted ceases to be used for purposes necessary for agriculture, the building shall be demolished and removed from the land within 12 months of the cessation of the agricultural use and the land restored with topsoil made to be level with adjacent land and seeded with grass.

REASON: To protect the character and appearance of the Green Belt and avoid the proliferation of buildings in a countryside area for which there is not a continuing need.

[Relevant Plans and Policies: BFBLP Saved Policy GB1, CSDPD Policy CS9]

57. **PS 21/00244/REM Land North Of Newhurst Gardens, Newhurst Gardens, Warfield, Bracknell**

**Submission of details of Appearance, Landscaping, Layout and Scale pursuant to Outline Permission APP/R0335/W/17/3182713 (erection of up to 50 residential dwellings (including up to 25% affordable housing), parking, open space and landscaping with access from Newhurst Gardens)**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Warfield Parish Council had objected due to no visitor parking being shown as required by the Parking SPD (it was noted that visitor parking was now proposed).
- The representations received from 26 properties as summarised in the agenda.
- The representations received from Warfield Village Action Group as summarised in the agenda.

- The four additional letters of objection received following a re-consultation on the final plans as summarised in the supplementary report.
- The letter addressed to Councillors and Planning Committee Members as summarised in the supplementary report.
- The representations of the two public speakers at the meeting.

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

01. The development shall be carried out in accordance with the following plans and details received by the Local Planning Authority:

Location Plan P20-2467\_05 D  
 Site Layout DES-186-101 Rev. 6  
 Parking Plan DES-186-102 Rev. 5  
 Materials Plan DES-186-103 Rev. 6  
 Refuse Plan DES-186-104 Rev. 5  
 Affordable Housing Plan DES-186-105 Rev. 5  
 Enclosures Plan DES-186-106 Rev. 5  
 Surface Materials Plan DES-186-107 Rev. 5  
 Storey Height Plan DES-186-108 Rev. 5  
 Courtyard Detail DES-186-109 Rev. 4  
 Highways Plan DES-186-110 Rev. 3

Landscape Strategy CH023-001 Rev. L  
 Landscape Masterplan CH023-002 Rev. I  
 Tree Removal Plan CH023-003 Rev. G  
 Detailed Planting Plan 1 CH023-004 Rev. E  
 Detailed Planting Plan 2 CH023-005 Rev. E  
 Detailed Planting Plan 3 CH023-006 Rev. E  
 Detailed Planting Plan 4 CH023-007 Rev. E  
 Maintenance Plan CH023-008 Rev. C  
 Furniture Schedule CH023-009

G4032M Plot 1 As, Plots 4, 50 Handed DES-186-200 Rev. 1  
 G4032M Plot 24 As, Plots 15, 43 Handed DES-186-201 Rev. 2  
 G4032M Plot 17 As, Plots 13, 48 Handed DES-186-202 Rev. 2  
 G4033M Plot 2 As, Plot 3 Handed DES-186-203 Rev. 2  
 A4715M Plots 5-6 DES-186-204 Rev. 3  
 A3711M Plots 31 As, Plot 7 Handed DES-186-205 Rev. 2  
 A2708M Plot 8 DES-186-206 Rev. 2  
 A2708M Plot 9-12 DES-186-207 Rev. 2  
 G5037M Plots 14, 16, 33 and 49 DES-186-208 Rev. 4  
 Garages DES-186-209 Rev. 2  
 G5037M Plot 42 As, Plot 35 Handed DES-186-210 Rev. 4  
 S4041M Plot 36, 44 As, Plot 19 Handed DES-186-211 Rev. 4  
 S4041M Plot 41 DES-186-212 Rev. 3  
 S3022 Plot 20 DES-186-213 Rev. 2  
 S3022 Plot 21 DES-186-213 Rev. 2  
 S3022 Plot 37 As, Plot 40 Handed DES-186-215 Rev. 1  
 S3019 Plot 22 DES-186-216 Rev. 1  
 S3019 Plot 23 DES-186-217 Rev. 1  
 S4027M Plt 25 and 45 As, Plot 32 Handed DES-186-218 Rev. 1  
 B3017M Plot 26 DES-186-219 Rev. 1  
 A3710M Plots 27-28 DES-186-220 Rev. 1  
 S4026 Plot 34 As Plot 18 Handed DES-186-221 Rev. 3  
 B3017M and B2039M Plots 38, 39 As, Plots 46,47 Handed DES186-222 Rev. 1

Garages DES-186-223 Rev. 5  
Garages DES-186-224 Rev. 5  
Garages DES-186-225 Rev. 4  
A3713M Plots 29-30 DES-186-226 Rev. 2

Drainage Strategy Rev B  
Drainage Statement Rev B

REASON: To define the permission.

02. The clear stem height of trees adjacent to roads and within and adjacent to parking and turning areas must be a minimum of 2.0m.

Reason: In order to maintain sufficient visibility in the interests of highway safety.  
[Relevant Policy: CSDPD CS23.]

03. No gates shall be provided on any vehicular route within the site.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

04. No dwelling shall be occupied until the access roads and footways within the development which provide access between the dwelling and Newhurst Gardens have been constructed. The construction of roads and footways within the development shall be in accordance with Council's adoptable standards and shall be surfaced in accordance with the materials shown on approved plan DES/186/107 Rev:5. Where there is a transition between roads with footways alongside and shared surfaces the surface shall be flush and level for the movement of pedestrians (including those with pushchairs or wheelchairs) between the footway and the shared surface.

REASON: In the interests of highway safety and for the amenity of pedestrians and those with disabilities.  
[Relevant Policies: Core Strategy DPD CS23; BFBLP M6 and M7]

05. No dwelling shall be occupied until all the visibility splays and areas required for a fire tender swept path to oversail (frontage of plot 16) shown on the approved drawing DES/186/110 Rev:3 have been provided. These areas 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]

06. The dwellings on plots 5 and 6 shall not be occupied until means to deter on-street parking (such as signs or road markings) in the following locations have been submitted to and approved in writing by the Local Planning Authority:

- (a) the bend in the access road located south-east of plot 4 ensuring that the visibility splays for the accessways serving plots 43 to 50 and plots 1 to 4 shown on drawing DES/186/110 Rev:3 can be maintained clear of on-street parking; and
- (b) the area of carriageway around the narrowing east of plots 5 & 6 ensuring that the visibility splays for the junction between plots 7 and 31 shown on drawing DES/186/110 Rev:3 can be maintained clear of on-street parking.

Thereafter the approved means to deter on-street parking in locations (a) and (b) shall be retained and maintained.

REASON: In the interests of highway safety.  
[Relevant Policies: Core Strategy DPD CS23]

07. No dwelling shall be occupied until:

(a) details of the signage and/or road markings for the eight visitor parking spaces shown on drawing DES/186/102 Rev:5; and

(b) details of directional signage to be provided on the north-south avenue in the vicinity of plots 5 & 6 indicating the location of visitor parking north of plot 7; have been submitted to and approved in writing by the Local Planning Authority. The visitor parking spaces shall be provided in the locations shown on drawing DES/186/102 Rev:5 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]

08. Within the allocated garage parking spaces shown on drawing DES/186/102 Rev:5 an area of at least 6.0m long by 3.5m wide per garage shall be retained for the use of the parking of a vehicle at all times.

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

[Relevant Policy: BFBLP M9]

09. Within the allocated car port parking spaces shown on drawing DES/186/102 Rev:5 an area of at least 5.5m long by 3.0m wide per car port shall be retained for the use of the parking of a vehicle at all times.

Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

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

[Relevant Policy: BFBLP M9]

10. No part of the development shall be occupied until details of on-site refuse storage and collection points (including any open-air storage or collection point facilities) for waste material awaiting disposal (including details of any screening) have been

submitted to and approved in writing by the Local Planning Authority. Collection points shall be sufficiently sized for three bins per household to be placed in the collection point on the day of collection without obstructing vehicular or pedestrian routes or visibility splays. Refuse storage and collection facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste storage facilities, in the interests of amenity and in the interests of highway safety.

[Relevant Policy: Core Strategy DPD CS13, CS23]

11. The garages with studios above hereby permitted on plots 1, 3, 13, 15, 17, 24, 43, 48 and 50 shall be used only for purposes ancillary to the use of the dwelling house and not sold or let as a separate dwelling.

REASON: To prevent studio garages being used as separate dwellings which would have an additional impact upon the Thames Basin Heaths SPA.  
[Relevant Policies: CS14 CSDPD].

12. 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 in the rear elevations of plots 15, 20, 21, 22, 23, 24, and 25 hereby permitted except for any which may be shown on the approved drawings.

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

58. **PS 21/00978/FUL Crown Wood Primary School, Opladen Way, Bracknell RG12 0PE**

**Change of use from amenity land to educational use, including the erection of 2m high boundary fence.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The objections raised by Bracknell Town Council as summarised in the agenda.
- The 20 letters of objection received on the original plans as summarised in the agenda.
- The six letters of objection received on amended plans as summarised in the agenda.
- The three letters addressed to Planning Committee Members and the fourth letter addressed to the planning department as detailed in the supplementary report.
- The representations of the public speaker at the meeting.

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

It was agreed that an alternative motion was to be presented and voted on at the next meeting.

59. **PS 21/00657/FUL Windmill Farm, Malt Hill, Warfield, Bracknell**

**Erection of 6 no. four-bed dwellings with parking and landscaping and construction of new access track following demolition of existing agricultural buildings and removal of existing access track**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Warfield Parish Council objected to the proposal as detailed in the agenda.
- 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 and other submitted details:

Location Plan- 2010-P-100 R01

Proposed Access Plan 2010-P-200 R03

Proposed Site Plan (Roof level) 2010-P-250 R05

Proposed Site Plan (Ground Level) 2010-P-251 R05

Proposed Site Plan (First Floor) 2010-P-252 R04

Existing and Proposed Side Elevations 1 2010-P-400 R01

Existing and Proposed Side Elevations 2 2010-P-401 R02

Existing and Proposed Side Elevations 3 2010-P-402 R01

Proposed Elevations 1 2010-P-450 R01

Proposed Elevations 2 2010-P-451 R01

Forwards Visibility drawing number 2103045-03 revision A dated 08/09/2022;

Swept Path Analysis Fire Tender drawing numbers: 2103045-TK04 revision B, 2103045-TK06 and 2103045-TK07 all dated 11/10/2022.

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

03. No development, other than demolition, shall take place 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, Core Strategy DPD CS7]

04. The development 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.

REASON: In the interests of good landscape design and the visual amenity of the area.

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

05. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.

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]

06. The dwellings hereby permitted shall not be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall enable the movement of mammals and other wildlife through the site. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

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

07. 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 prior to practical completion of any dwelling hereby approved.

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

REASON: to achieve net gains for biodiversity in line with paragraph 174 of the NPPF

08. No development hereby permitted (including site clearance and demolition) shall take place until a wildlife protection scheme for construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) an appropriate scale plan showing where construction activities are restricted;
- ii) details of protective measures to avoid impacts during construction;
- iii) a timetable to show phasing of construction activities; and
- iv) details of persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance.

The wildlife protection scheme shall be implemented and maintained in accordance with approved details during the duration of operational work.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy DPD CS1, CS7]

09. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order revoking



and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details set out in a lighting design strategy for biodiversity that has first been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

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

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed.

REASON: In the interests of biodiversity and dark skies.  
[Relevant Plans and Policies: CSDPD CS1CS7 and WNP 13.]

10. Prior to the commencement of development, a Phase II report (Site investigation) shall be submitted to and approved in writing by the Local Planning Authority. The Phase II report shall be completed by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications.

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

REASON: 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.  
[Relevant Policies: Policy EN25 BFBLP]

11. Following completion of the desk top study (Phase I) and site investigation (Phase II) required by the above condition, a remediation scheme to deal with any contaminants identified (including gas protection measures if necessary) must be submitted to and approved in writing by the local planning authority prior to the commencement of development. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remediation scheme must be carried out in accordance with the implementation timetable.

REASON: 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.  
[Relevant Policies: Policy EN25 BFBLP]

12. 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

REASON: 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.

[Relevant Policies: Policy EN25 BFBLP]

13. No dwelling shall be occupied until the new (northern) vehicular access route within the site has been constructed and the existing (southern) vehicular access route has been removed in accordance with the approved plans and in accordance with surfacing and construction details which have been submitted to and approved in writing by the Local Planning Authority. The new access way shall be retained thereafter.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. No development shall take place until details of the junction between the northern vehicular access route within the site and the adopted highway of Malt Hill has been approved in writing by the Local Planning Authority including provision of a bound or bonded surface material across the entire width of the access for a distance of at least 6.0m measured from the back edge of the carriageway of Malt Hill. No dwelling shall be occupied until that junction has been constructed in accordance with the approved details.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. These areas 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]

16. 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. The spaces shall thereafter be kept available for parking at all times.

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

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

17. The car ports hereby approved shall be retained for the use of the parking of cars at all times and, notwithstanding the provisions of the Town and Country (General

Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of parking in on-approach and obstructive locations which would be a danger to other road users and prevent emergency services access to dwellings.

[Relevant Policy: BFBLP M9]

18. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities with the provision compliant with the Council's Parking Standards SPD (March 2016). No dwelling shall be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained and not used for any other purpose than cycle parking.

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

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

19. No dwelling shall be occupied until a Bin Collection Point has been provided in the location shown on the approved plans (within 25m of the carriageway of Malt Hill) and sized to accommodate 18 bins (3 per dwelling on peak collection days). The Bin Collection Point shall be retained thereafter and new residents shall be informed of the need to place their bins at the Bin Collection Point ready for collection day.

REASON: In order to ensure that waste collection can be undertaken by Bracknell Forest Council and in the interests of highway safety, character of the area and amenity of residents.

[Relevant Policies: BFBLP 'Saved' Policies EN20, Core Strategy DPD CS7 and CS23]

20. No gates shall be provided at the vehicular access to the site from Malt Hill or across any vehicular access route within the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

21. No development (including any demolition or 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) Swept paths of the largest anticipated construction vehicle, indicating that it can arrive in a forward gear, turn around within the site, and depart in a forward gear back onto the adopted highway network;

- (ix) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
- (x) Measures to control surface water run-off during demolition and construction;
- (xi) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site; and
- (xii) Details of wheel-washing facilities during both demolition and construction phases. The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: In the interests of highway safety, amenity of neighbours, 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]

22. 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]

23. 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 a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion 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 the sustainability and the efficient use of resources.  
[Relevant Plans and Policies: CSDPD Policy CS12]

60. **22/00560/FUL 3 Ellenborough Close, Bracknell, Berkshire RG12 2NB**

**Proposed erection of a part two storey part single storey rear and side extension.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objection to the proposed scheme.
- The letters of objection received from the occupants of two neighbouring properties as summarised in the agenda.
- The further representations received from those occupants following the submission of amended plans as summarised in the agenda.

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 22/00560/FUL be **REFUSED** for the following reason:

The proposed development, by virtue of its scale, design and position, would be considered to result in a detrimental impact on the amenity of the residents at no. 4 Ellenborough Close, by virtue of being unduly overbearing, unneighbourly and causing overshadowing. As such, it would not comply with 'Saved' policy EN20 of the Bracknell Forest Borough Local Plan 2002, the Design SPD 2017 and the NPPF 2021.

61. **21/00707/OUT Former Bus Station Site, Market Street, Bracknell**

*Having declared a disclosable pecuniary interest being a Board member of the joint venture, Councillor Heyden withdrew from the meeting during consideration of this item.*

**Hybrid planning application (part detailed / part outline) for the phased redevelopment of the Site to provide 169 residential (Use Class C3) and 850 sqm commercial floorspace (Use Class E(a),(b),(c),(d),(g),(g(i)) and F1(a) & (b)) delivered across three blocks of accommodation [detailed element] and the erection of a single block providing up to 2699 sqm of commercial floorspace (Use Class E (b), (c), (e), (f) and (g) and F2(b)) [outline element, matters reserved - layout, scale and appearance] and all other associated works including landscaping, public realm, car parking and cycle parking.**

**NOTE: Hybrid Application - Full planning permission is sought for the Blocks A/B/C, landscaping, access and car parking**

The Committee noted:

- The supplementary report tabled at the meeting.
- The Financial Viability Assessment which had been prepared since the application was considered, as detailed in the agenda.

Following the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 to secure planning obligations relating to:

- i. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath SPA;
- ii. provision of the agreed standard of affordable housing;
- iii terms to ensure that the outline part of the application maintains the predicted biodiversity net gain in Reserved Matters;
- iv. terms to secure contribution for monitoring biodiversity net gain for 30 years (0.31 ha);
- v. Terms to secure maintenance and replacement of moveable planters for the lifetime of the development;
- vi. The requirement to enter into legal agreements pursuant to section 278 and section 38 of the Highways Act 1980 for the highway works along Market Street to create vehicle access and a widened footway as well as providing a new public link to the Peel Centre suitable for pedestrians and cyclists;
- vii. A financial contribution towards transport infrastructure to mitigate the impact of the development;
- viii. Securing off site car parking to serve the development within car parks owned by Bracknell Forest Council;
- ix. A financial contribution towards a new Traffic Regulation Order in relation to a movement restriction at the new egress to the site at the northern end of the site;
- x. A travel plan for the commercial and residential elements of the proposal;

- xi. A financial contribution towards Active and Passive Open Space of Public Value; and
- xii. A financial contribution towards community facilities

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

01.Applications for approval of the first 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.The development approved by Reserved Matters shall begin no later than the expiration of three years from the final approval of the reserved matters for that Phase, or, in the case of approval on different dates for a single Phase, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

03.No development (excluding enabling works, demolition and site clearance) shall take place until a plan identifying the extent of each Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of the proper planning and comprehensive delivery of the site and associated infrastructure. [Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7]

04.Phase 1 of 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.

05.The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 17.12.2021

- MAR-CGL-ZZ-ZZ-DR-A-000001 R2
- MAR-CGL-ZZ-00-DR-A-050001 R6
- MAR-CGL-ZZ-01-DR-A-050002 R3
- MAR-CGL-ZZ-02-DR-A-050003 R3
- MAR-CGL-ZZ-03-DR-A-050004 R4
- MAR-CGL-ZZ-03-DR-A-050005 R2
- MAR-CGL-ZZ-03-DR-A-050006 R2
- MAR-CGL-ZZ-03-DR-A-050007 R2
- MAR-CGL-ZZ-03-DR-A-050008 R2
- MAR-CGL-ZZ-03-DR-A-050009 R2
- MAR-CGL-ZZ-03-DR-A-050010 R3
- MAR-CGL-ZZ-03-DR-A-050011 R3
- MAR-CGL-ZZ-03-DR-A-050012 R3
- MAR-CGL-ZZ-03-DR-A-050013 R3
- MAR-CGL-ZZ-03-DR-A-050014 R3
- MAR-CGL-ZZ-03-DR-A-050015 R2
- MAR-CGL-ZZ-03-DR-A-050016 R2
- MAR-CGL-ZZ-03-DR-A-050017 R2
- MAR-CGL-ZZ-LG-DR-A-050000 R2
- MAR-CGL-ZZ-RF-DR-A-050018 R2
- MAR-CGL-ZZ-ZZ-DR-A-000003 R2

MAR-CGL-ZZ-ZZ-DR-A-060001 R4  
MAR-CGL-ZZ-ZZ-DR-A-060002 R4  
MAR-CGL-ZZ-ZZ-DR-A-060003 R4  
MAR-CGL-ZZ-ZZ-DR-A-060004 R4  
MAR-CGL-ZZ-ZZ-DR-A-060005 R2  
MAR-CGL-Z1-ZZ-DR-A-060100 P2  
MAR-CGL-Z1-ZZ-DR-A-060101 P2  
MAR-CGL-Z1-ZZ-DR-A-060102 P2  
MAR-CGL-Z1-ZZ-DR-A-060103 P2  
MAR-CGL-ZZ-00-DR-A-050200 R5  
MAR-CGL-ZZ-00-DR-A-050201 R5  
MAR-CGL-ZZ-00-DR-A-050204 R5  
MAR-CGL-ZZ-01-DR-A-050202 R3  
MAR-CGL-ZZ-01-DR-A-050203 R2  
MAR-CGL-ZZ-00-DR-A-050100 R6  
MAR-CGL-ZZ-ZZ-DR-A-060100 R4  
MAR-CGL-ZZ-ZZ-DR-A-060101 R4  
LN00625 L-100 P07  
LN00625 L-101 P11

Market Street Flood Risk Assessment And Drainage Strategy (including SuDS Assessment)

Former Bus Depot Site, Market Street Energy Statement

Former Bus Depot Site, Market Street Sustainability Statement

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

06. No development above slab level for each phase shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, to include bricks and roof materials, 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, Core Strategy DPD CS7]

07. Prior to the commencement of development for each phase, details are to be submitted and approved in writing by the Local Planning Authority, to accommodate the following:

- (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.

08.A landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the practical completion of each phase of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management

- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organization responsible for implementation of the plan
- h) On-going monitoring and remedial measures The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP will be implemented in accordance with the approved details.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: Core Strategy CS1]

09. Prior to the occupation of each phase of development a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, shall be 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 the first dwelling hereby approved confirming the implementation of the approved enhancement measures. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: Core Strategy CS1]

10. Prior to the commencement of each phase (including demolition and site clearance) a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work for that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for: -

- (i) - the control of noise (including noise from any piling and permitted working hours)
- (ii) control of dust, smell and other effluvia
- (iii) the control of pests and other vermin (particularly during site clearance)
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations (vi) construction and demolition working hours
- (vii) The control of noise from delivery vehicles, hours during the construction and demolition phase, and times when delivery vehicles or vehicles taking materials are allowed to enter and leave the site.

Construction activity shall be carried out in accordance with the approved CEMP.

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

11. Prior to the occupation of each phase of the development hereby permitted comprehensive details of both hard and soft landscaping works for that phase shall be submitted to and approved in writing by the Local Planning Authority. These details 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 and locations.

b) Details of semi mature tree planting.

c) Comprehensive 5 year post planting maintenance schedule.

d) Underground service (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.) and external lighting layout to include existing reused and proposed new routes.

e) Means of enclosure (walls and fences etc)

f) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.

Prior to the occupation of each phase of the development hereby permitted, all planting associated with that phase 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 occupation of the phase of the development. All hard landscaping works associated with a phase of the development shall be carried out and completed prior to the occupation of that phase 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 by the Local Planning Authority

REASON: In the interests of good landscape design and the visual amenity of the area.

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

12. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

13. The development hereby permitted shall be implemented in accordance with the submitted Energy Statement and shall be retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

14. No development above slab level shall take place until details of the access to the site have been submitted to and approved in writing by the Local Planning Authority. The buildings shall not be occupied/open for trade until the works have been completed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23];

15. No dwelling or building shall be occupied until a means of pedestrian/cycle access has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BEBLP M6, Core Strategy DPD CS23]

16. Prior to the occupation of each phase of the development, the associated vehicle parking and turning spaces for that phase shall be surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. 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]

17. Prior to the occupation of each phase of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. Each phase of the development shall not be occupied until the approved scheme for that phase has been implemented. The facilities shall thereafter be retained.

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

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

18. No commercial unit shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities (including shower facilities and lockers for employees). The facilities shall thereafter be retained.

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

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

19. Prior to commencement (excluding demolition, site clearance enabling works and piling) of each phase details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point are to be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

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

20. Prior to the occupation of each phase, the dwellings hereby approved shall not be occupied until a noise mitigation scheme for protecting the proposed dwellings from road noise has been submitted to and approved by the Local Planning Authority. The noise mitigation measures shall be installed, retained and maintained thereafter in accordance with the approved scheme

REASON: To protect future residents from external noise.

[Relevant Policies: BFBLP EN25]

21. Prior to the occupation of each phase, the dwellings hereby approved shall not be occupied until a scheme for the protection of the occupiers of the proposed dwellings located above the commercial units from noise from the commercial units below has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted dwelling is occupied and thereafter shall be retained.

REASON: To ensure that the amenities of the future residents is not adversely affected by noise.

[Relevant Policies:, BFBLP EN25]

22. No commercial unit shall be occupied until details of plant and equipment including air conditioning units or chiller units have been submitted to and approved in writing by the Local Planning Authority. The details should include a noise assessment. The noise generated from the plant and equipment whilst in operation shall not cause the existing background noise level to increase whilst in operation measured in accordance with BS4142:2014. The plant and equipment shall be installed and operated in accordance with the approved scheme.

REASON: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

[Relevant Policies: BFBLP EN25] [Relevant Policies: BFBLP EN25]

23. The development hereby permitted shall not be begun (excluding demolition, site clearance, enabling works and piling) until a plan showing visibility splays has 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]

24. No development above slab level shall commence until a scheme for the internal design of the car park has been submitted to and approved in writing by the Local Planning Authority and shall include details of:

- (a) directional signs and their locations
- (b) surface markings
- (c) pedestrian routes within the car park
- (d) location and design of cycle parking and motorcycle parking (including bollards to control parking areas),
- (e) details of the car park control system and scheme of operation and maintenance
- (f) car parking for people with disabilities including signage
- (g) gradients of the pedestrian and access routes
- (h) location of ev charging points

The approved scheme shall be implemented prior to the car park being first brought into use and shall thereafter be retained.

REASON: In the interests of the accessibility and safety of the car park users.

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

25. No gates shall be provided at the vehicular access and egress to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

26. No development above slab level shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for off site highway works including the following:

- Access and egress to the site from Market Street
- Widening the footway along the site frontage with Market Street

The buildings constructed in the course of the development shall not be occupied/open for trade until the off-site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety.

27. No development above ground floor slab level shall be commenced until a scheme has been submitted to and approved by the Local Planning Authority setting out how the Car Parking Spaces provided on and off site shall be allocated to occupiers of the development hereby approved and managed in perpetuity. The scheme shall provide details of:

- (a) The allocation of on and off site parking spaces to residents/occupiers of each block, and the allocation of spaces when units are re-sold or re-let;
- (b) The allocation of on and off site parking spaces between the different tenures of residential units on the development;
- (c) on site restrictions to prevent parking on roads and loading bays within the site to include details of enforcement of parking restrictions on site;
- (d) How the number of permits for off site parking will be allocated for residents of the development;
- (e) How off site parking will be secured and administered.

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

[Relevant Policy: BFBLP M9]

28. Development of Block D shall not commence until the results of hydraulic modelling of the overland flow paths have been submitted to and approved by the Local Planning Authority.

REASON: In order to ensure the provision of adequate drainage works to the serve the development.

[Relevant Policy: BWLP WLP6]

29. No development above ground floor slab level shall be begun until details of onsite refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

[Relevant Policies: BWLP WLP6 and WLP9]

30. No more than 318 sqm gross internal floorspace shall be occupied as a food retail unit falling within Class E (a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) on the site at any time.

REASON: The development does not provide on-site parking to serve a retail unit and on-street parking by users of any retail unit could be a danger to other road users.

[Relevant Policy: BFBLP M9]

31. Prior to the occupation of each phase of the development details of the design, operation and ongoing maintenance regime for electric vehicle charging infrastructure

with a minimum output of 7kW shall be submitted to and approved in writing by the Local Planning Authority. Electric vehicle charging infrastructure shall be provided in a minimum of 20% of car parking spaces provided on site. The development shall be carried out in accordance with the approved details.

REASON: In the interests of sustainable transport.

[Relevant Policy: Local Plan Policy M9; NPPF paragraph 112 e); and Parking Standards SPD paragraph 3.8 part 1 supported by the NPPF at paragraph 107 e).

32. No delivery vehicles with a length in excess of 10m shall be permitted to enter the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

In the event of the S106 agreement not being completed by 31st March 2023, the Assistant Director: Planning be authorised to either extend the period further or refuse the application for the following reasons: -

1. 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).

2. 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 proposed development would unacceptably increase the pressure on highways and transportation infrastructure and public open space and the proposal would be 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.

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

62. **22/00694/FUL Acre House, 12 Broom Acres, Sandhurst, Berkshire GU47 8PW**

*Having declared an interest, Inderjit Bhatti withdrew from the meeting during the presentation and consideration of this item.*

**Proposed erection of part single storey part two storey front, side and rear extensions, increase in roof height to provide additional accommodation with rear dormer, single storey rear extension to include an annexe, following demolition of existing garage and utility room.**

The Committee noted:

- The supplementary report tabled at the meeting.

- The comments of Sandhurst Town Council recommending refusal.
- The objections received from five properties in Broom Acres as summarised in the agenda.
- The one letter of support received from the occupant of 18 Broom Acres 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 and documents received by the Local Planning Authority:

100 (Existing Plans and Elevations including Location Plan received 24.08.2022);

100 (Proposed Site Plan received 24.08.2022);

210-Rev 4 (Amended Proposed Floor Plans received 19.10.2022);

211-Rev 4 (Amended Proposed Elevations received 19.10.2022).

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

03. The bricks, tiles and window frames to be used in the construction of the external surfaces of the extensions 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]

04. The new first floor window in the north-facing side elevation of the extension hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of an openable fanlight that is no less than 1.7m above the internal floor level of the room that the window serves.

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

05. 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 and above in the side elevations of the development hereby permitted (except for any which may be shown on the approved drawing(s)), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) and fixed shut, or the parts of the window, opening or enlargement which are clear glazed and/or openable are more than 1.7 metres above the floor of the room in which it is installed.

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 (as amended) or any Order revoking and re-enacting that order with or without modification, the annexe hereby permitted

shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Acre House, 12 Broom Acres, and shall at no time form a separate dwelling.

REASON: The creation of a separate unit would not provide sufficient off-road parking to comply with Council parking standards.  
[Relevant Policy: BFBLP M9]

07. The extensions hereby permitted shall not be occupied until the access has been constructed in accordance with approved plan with an access on either side of the front wall. The front wall shall not exceed the height of the existing wall and shall be in a similar style as the existing wall. The access points shall thereafter be retained.

Reason: In the interests of highway safety and the free flow of traffic.  
[Relevant Policies - Core Strategy DPD CS23]

08. The extensions hereby permitted shall not be occupied until the associated vehicle parking has been surfaced with a porous and bound or bonded material (in accordance with the approved plan (100 Proposed Site Plan) with a dropped-kerb serving each access either side of the wall. The three 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 and to reduce surface water run-off contributing to flood risk.  
[Relevant Policies: BFBLP M9, CSDPD CS1, CS7 and CS23]

09. Notwithstanding the approved plans in Condition 02 above, a pedestrian footpath at least 0.97 metres wide shall be retained on the property providing access from the front to the rear garden for cycle storage.

REASON: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport.  
[Relevant Policies - BFBLP M9, Core Strategy DPD CS23]

10. Surface runoff water from the new development may not be discharged into the highway or the sewer system.

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.  
[Relevant Policies: CSDPD CS1, BFBLP EN25].

**CHAIRMAN**