

**PLANNING COMMITTEE
17 AUGUST 2023
6.30 - 9.00 PM - 9**



Present:

Councillors Brown (Chair), O'Regan (Vice-Chair), Collings, Egglestone, Frewer, Hayes MBE, Karim, Penfold and Smith

Apologies for absence were received from:

Councillors Barnard and McKenzie-Boyle

Visiting Councillors Present:

Councillors Gillbe and Harrison

16. Minutes

Subject to the amendment of the word Chairman to Chair, it was

RESOLVED that the minutes of the meeting held on 20 July 2023 be approved as a correct record.

17. Declarations of Interest

There were no declarations of interest.

18. Urgent Items of Business

There were no urgent items of business.

19. 18/00242/OUT Land At Amen Corner South, London Road, Binfield

Hybrid planning application for a residential-led mixed-use development comprising outline planning application for commercial development (Use Classes A2 (financial and professional services), B1 (business), B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 302 residential dwellings, public open space and spine road, estate roads, landscaping drainage, levels and car parking. The site spans the Wokingham Borough Council / Bracknell Forest Council administrative boundary: an area proposed as public open space to the far west of the application site falls within Wokingham Borough].

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Binfield Parish Council objecting to the proposal.
- That 13 representations were received objecting to the proposal which were detailed in the report.
- That a site visit had taken place on 12 August 2023, attended by Cllrs Brown, Collings, Egglestone, Hayes, Karim, O'Regan and Penfold.

RESOLVED that the Assistant Director: Planning be authorised to grant planning permission subject to 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. Contributions towards the provision and maintenance of community facilities capable of serving the site;
 - iii. Contributions towards the provision of Open Space of Public Value;
 - iv. On-site Biodiversity Net Gain provision including maintenance and monitoring and a financial contribution towards biodiversity off-setting projects;
 - v. 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.
 - vi. Secure suitable offsite Reptile Mitigation and the monitoring of.
 - vii. Secure land for education purposes in-order to mitigate future need for a Primary School.
 - viii. Secure phased delivery of the Spine Road and Internal Link Road to ensure they are delivered commensurate with the development and to allow timely wider access.
 - ix. Temporary footpath/cycleway links across and to the wider network as appropriate to facilitate access to on- and off-site facilities for residents of the development.
 - x. Ensure that routes, which will be required, are delivered up to the boundary of the site to ensure no future ransom situation occurs.
 - xi. Ensure there are parking restrictions in place once adopted to ensure the free and safe passage along the Spine Road and part of the Internal Link Road.
 - xii. All private access roads and footpaths that are not adopted to be maintained by a management company to ensure they are safe, unobstructed and that any repairs are carried out in a timely manner.
 - xiii. Provisions to secure a travel plan deposit and fee or an alternative financial contribution are included to ensure the development minimises vehicle travel and promotes alternative sustainable modes of transport.
 - xiv. Sums secured to fund on-going monitoring of the various planning obligations secured in the s106 agreement.
01. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

02. The area marked on plan 18.077.105/D as a 'Commercial Development Illustrative Outline Layout' shall be the subject of applications for the approval of the details relating to layout, scale, external appearance and landscaping of the development hereby permitted (hereinafter called "the reserved matters") which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved reserved matters.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
03. The commercial development hereby permitted under the outline consent shall begin no later than the expiration of two years from the final approval of the reserved matters for that part of the development, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
04. The commercial development hereby approved shall not be used for purposes falling within Use Classes E(b), E(d), E(e) 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]
05. The development which is the subject of the detailed permission 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.
06. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details: -
- FRA Addendum Rev 3 - dated 16 August 2022
 - Technical Note: Response to LPA Key Issues - dated 24 May 2022
 - Surface Water Drainage strategy Sheet 1 / 2 - P17
 - Surface Water Drainage Strategy Sheet 2 | 2 - P14
 - GTA Foul Drainage Technical Note (August 2023)
 - Existing Ditch Location Plan and Overland Flow - P3
 - Soakaway Test Results and Location Plan - B
 - Proposed Drainage Catchments - P7
 - Overland flow paths - P8
 - Site Geology Sections - P3
 - Proposed SuDS Details - P3
 - Detailed Site Levels - Sheet 1 of 4 - P11
 - Detailed Site Levels - Sheet 2 of 4 - P9
 - Detailed Site Levels - Sheet 3 of 4 - P9
 - Detailed Site Levels - Sheet 4 of 4 - P10
 - Summary of Design Changes
 - Flood Risk: Technical Note (20 June 2023)
 - Surface Water Flooding Overlay over Proposed Site Layout - 1010 - P1

- Tree Survey and Arboricultural Impact Assessment D 2 December 2022 (ref-JSL2512_771)
- Tree Protection and Removal Plan (Sheet 1 of 4) - JSL2512 720 B
- Tree Protection and Removal Plan (Sheet 2 of 4) - JSL2512 721 B
- Tree Protection and Removal Plan (Sheet 3 of 4) - JSL2512 722 B
- Tree Protection and Removal Plan (Sheet 4 of 4) - JSL2512 723 C
- Tree Protection and Removal Plan (Sheet 4 of 4) - JSL2512 724 B
- Phase 1 Botanical Survey by RPS
- Ecology Survey Report by RPS May 2021
- Ecological Mitigation and Enhancement Strategy Sept 2022
- BNG Metric 3.1 - Dated: 5 July 2022
- BNG Assessment- Dated: January 2023
- Ecology: Technical Note (September 2022)
- TA (produced by: GTA - May 2021) - as per June 2021 re-submission
- Summary of Spine Road Design Changes issued by GTA (September 2022)
- 11533_0101_P7
- 11533_0102_P7
- 11533_0103_P7
- 11533_1950_P6
- 11533_1951_P6
- 11533_1952_P7
- 7903_302_p9 site refuse vehicle tracking
- 7903_303_p7 site visibility splays
- 7903_304_p7 spine road visibility splays
- 7903_304_p7 spine road visibility splays
- 7903_1031_p3 road long sections 1/3
- 7903_1032_p4 road long sections 2/3
- 7903_1033_p2 long sections 3/3
- 7903_1150_p5 cycleway footway gradients
- 7903_1015_p6 - site roads key plan
- Bus Tracking Sheet 1 of 2 - 1953 - P1
- Bus Tracking Sheet 2 of 2 - 1954 - P1
- Micro Modelling Transport Technical Note (August 2023)
- Technical Note - Response to Remaining Highway Concerns (August 2023)
- 7903_1015_p7 - site roads key plan & adoptions layout
- 7903_1150_p6 cycleway and footway key plan & gradients
- Revised Strategic Modelling Note provided by LPA Senior Engineer/ Modeller (Richard Wilson) - Dated: 17 June 2022
- 21803_06_170_01.1 - Topo Survey
- JSL2512_100_Rev L - Landscape
- JSL2512_101 - Play Area Design
- JSL2512_201H- Hard Landscape Design 1/2
- JSL2512_202G- Hard Landscape Design 2/2
- JSL2512_210C - Play Area Detail
- JSL2512_501G-Soft Landscape Design 1/6
- JSL2512_502G- Soft Landscape Design 2/6
- JSL2512_503G- Soft Landscape Design 3/6
- JSL2512_504G- Soft Landscape Design 4/6
- JSL2512_505H - Soft Landscape Design 5/6
- JSL2512/506H - Soft Landscape Design 6/6
- JSL2512_720B
- JSL2512_721B
- JSL2512_722B
- JSL2512_723B
- JSL2512_724B
- JSL2512_771B

- JSL2512_555C - Landscape Management Zoning Plan
- Landscape Management Plan JSL2512_570 D (August 2023)
- 102 - OSPV - Rev B
- 18.077.107: Woodland Walk Path and Lighting Plan
- Design & Access Statement: Addendum (September 2022)
- Site Layout Sheet 1 - 18.077.100 80
- Wider Site Layout - 18.077.100W 80
- Site Layout Sheet 2 - 18.077.101 80
- Wider Site Layout-Tenure Plan - 18.077.101W 80
- Wider Site Layout- Storey Heights Plan - 18.077.102W 80
- Wider Site Layout - Materials Plan - 18.077.103W 80
- Wider Site Layout - Character Areas - 18.077.104W 80
- Proposed Commercial Outline Plan - 18.077.105 D
- Site Layout PROW Proposals - 18.077.106 80
- Site Location Plan - 18.077.1000
- Moseley (739) Residential Core - 18.077.A.01 A
- FOG -Amen Corner Gateway - 18.077.AFF.01 A
- FOG-Woodland Walk - 18.077.AFF.02 A
- FOG - Forest View- 18.077.AFF.03 A
- WP3625A (1324) -Amen Corner Gateway - 18.077.AFF.10 A
- Morden (533) - Residential Core - 18.077.8 .01
- Morden (533) - Residential Core - 18.077.8.02
- Barton (761) - Woodland Walk - 18.077.C.01 A
- Barton (761)- Residential Core - 18.077.C.02 A
- Barton (761)- Residential Core - Cnr Ver - 18.077.C.03
- Windermere (970) -Amen Corner Gateway -18.077.0.01 A
- Windermere (970)- Residential Core - 18.077.D.02 A
- Windermere (970) - Forest View- 18.077.D.03 A
- Derwent (969) -Amen Corner Gateway - 18.077.E.01
- Derwent (969)-Woodland Walk- 18.077.E.02 A
- Derwent (969) -Residential Core - 18.077.E.03 A
- Derwent (969) -Forest Core - 18.077.E.04
- Ashworth (874)-Amen Corner Gateway - 18.077.F.01
- Ashworth (874)-Woodland Walk- 18.077.F.02
- Ashworth (874)-Residential Core -18.077.F.03 A
- Foxcote (1187) - Residential Core - 18.077.J.01 A
- Earlswood (1220)-Woodland Walk - 18.077.K.01
- Earlswood (1220) -Woodland Walk Altern - 18.077.K.02
- Earlswood (1220)- Forest View - 18.077.K.03
- Earlswood Cnr (1220)-Amen Corner Gateway- 18.077.K.04
- Earlswood Cnr (1220)-Forest View - 18.077.K.05
- FOG - Forest View - 18.077.L.01
- Lockwood (999)- Residential Core Std - 18.077.N.01
- Lockwood (999) -Amen Cnr Gateway - Cnr - 18.077.N.02
- Lockwood (999) -Woodland Walk - Cnr Ver - 18.077.N.03 A
- Lockwood (999) -Residential Core - Cnr Ver - 18.077.N.04 A
- Lockwood (999) -Forest View - Cnr Ver - 18.077.N.05 A
- Carleton (980) -Amen Corner Gateway - 18.077.P.01 A
- Carleton (980) -Residential Core - 18.077.P.02 A
- Carleton (980) Forest View - 18.077.P.03 A
- Trafalgar (699) - Woodland Walk - 18.077.Q.01
- Trafalgar (699) - Residential Core - 18.077.Q.02
- Trafalgar (699) - Forest View - 18.077.Q.03
- Conniston (1222) -Woodland Walk- 18.077.S.02
- Conniston (1222) - Forest View - 18.077.S.03
- Townhouse (1154) -Amen Cnr Gateway - 18.077.W.01 B

- Townhouse (1154) - Residential Core - 18.077.W.02 B
- Glandon (1333) -Amen Corner Gateway - 18.077.X.01 B
- Craghead (1074)-Amen Cnr Gateway - 18.077.Y.01 A
- Craghead (1074)-Residential Core - 18.077.Y.02 A
- Cragside (1111) -Amen Corner Gateway - 18.077.Z.01
- Cragside (1111) -Residential Core - 18.077.Z.02
- Block A- Floor Plans - 18.077.FL01.01
- Block A- Elevations - 18.077.FL01.02 B
- Block B - 18.077.FL02 A
- Block D - 18.077.FL04 A
- Block E - 18.077.FL05 B
- Block F - Floor Plans - 18.077.FL06.01
- Block F - Elevations - 18.077.FL06.02 A
- Block G - Floor Plans - 18.077.FL0?.01
- Block G - Elevations - 18.077.FL0?.02 B
- Block H - Floor Plans - 18.077.FL08.01
- Block H - Elevations - 18.077.FL08.02 A
- Block I - 18.077.FL09 A
- Block J - 18.077.FL10
- Block K - 18.077.FL11 A
- Block L- Floor Plans - 18.077.FL12.01 A
- Block L- Elevations - 18.077.FL12.02 A
- Double Garage - Dual Ownership - PSC - 18.077.GA.01
- Double Garage - Dual Ownership - 18.077.GA.02
- Single Garage - Parking Space Comp - 18.077.GA.03 A
- Single Garage - 18.077.GA.04 A
- Triple Garage - 18.077.GA.05
- Carport - 18.077.GA.06
- Double Pergola - 18.077.GA.07
- Triple Pergola - 18.077.GA.08
- Parking Awning - 18.077.GA.09 A
- Sub-Station - 18.077.GA.10
- Block A - Bin and Cycle Store - 18.077.GA.11
- 2B4P-4 (850) Amen Corner Gateway - 18.077.AFF.13
- 2B4P-1 (850) Woodland Walk - 18.077.AFF.14
- 2B4P-2 (850) Residential Core- 18.077.AFF.15
- 2B4P-2 (850) Forest View - 18.077.AFF.16
- 2B4P-3 (850) -Amen Corner Gateway - 18.077.AFF.17
- 3B6P-1 (1098)- Forest View - 18.077.AFF.18
- 3B6P-2 (1098) -Amen Corner Gateway - 18.077.AFF.19
- 3B6P-2 (1098)- Forest View - 18.077.AFF .20
- 3B5P WC (1254) -Woodland Walk- 18.077.AFF.21
- 4B7P WC (1496)-Woodland Walk- 18.077.AFF.22
- 2B4P- 5 (850) -Woodland Walk - 18.077.AFF.23
- Lockwood (999)- Residential Core Cnr Ver - 18.077.N.06
- Bin/ Cycle Storage Split Level Units - 18.077.120
- Highways and Private Access Plan Bracknell (August 2023) - 105-HPP-001
- Geo-Technical and Geo-Environmental Site Investigation Report; Contamination Site Summary Report; Contamination Plan; and Remediation Plan by Eastwood and Partners (2017)
- Bat Activity Survey 2017 by the Ecology Partnership
- TA (produced by: GTA - May 2021)
- Sequential Test (June 2023)

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

07. No development, other than that approved under the outline consent, shall commence until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority, clearly identifying the different phases of the development to which the details required by pre-commencement and other conditions shall subsequently be made, together with details of the phasing of provision the spine road, associated junction and internal access roads. No phase of the development shall commence until all relevant precommencement conditions have been approved in respect of that phase.
REASON: To ensure that full details of the relevant phase of the development and access to it are submitted for approval.
08. Prior to commencement of any phase of the development above slab level, samples of the external materials to be used in that phase of 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]
09. The development shall be constructed in accordance with the tree protection measures and methodology as set out in the approved Tree Survey and Arboricultural Impact Assessment D 2 December 2022 (ref- JSL2512_771)
REASON: In the interests of the visual amenity of the area.
[Relevant Plans and Policies: BFBLP Policies EN1, EN2 & EN20 and CS Policies CS1 & CS7.
10. The development shall be implemented in accordance with the Proposed Post Development 'Habitat Areas' plan included within the BNG Assessment (Appendix A) (dated: Jan 2023). An ecological site inspection report, confirming the provision of the approved enhancements on site, shall be submitted to the Local Planning Authority within three months of the first occupation of the development and approved in writing thereafter. The approved scheme shall be performed, observed and complied with.
REASON: In the interests of biodiversity [Relevant Plans and Polices: CSDPD CS1 & CS7.
11. No dwelling in any individual phase shall be occupied until the hard and soft landscaping associated with that dwelling, including boundary treatments and other means of enclosure, has been provided in accordance with RPS Hard and Soft Landscaping plans: 505 Rev H; 100 Rev L; 506 Rev H; 504 Rev G; 503 Rev G; 502 Rev G; 501 Rev G; 202 Rev G; 201 Rev H.
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.
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]

12. A landscape and ecological management plan (LEMP) in relation to each phase of the development, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of each individual Phase. 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 measuresThe 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 development shall be implemented in accordance with the approved details for the relevant phase.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]
13. No dwelling in any individual phase, or any development within the commercial area, shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority setting out details of external lighting, including lighting units and levels of illumination and a programme for implementation for that phase. No external lighting shall be provided at the site other than in accordance with the approved details. The development shall be carried out in accordance with the details as approved.

REASON: In the interest of biodiversity and highway safety.
14. No dwellings or commercial buildings shall be occupied until the associated elements of the spine road, associated junctions and internal access roads identified on the approved phasing plan agreed pursuant to condition 07 has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]
15. No development associated with a specific phase (other than the construction of the associated elements of the spine road, associated junctions and internal access roads) shall take place until the remaining internal roads associated with that specific phase have been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. The development hereby permitted shall not be begun until a plan has been submitted to and approved in writing by the Local Planning Authority which shows the visibility splays for the junctions, and the areas between the forward visibility curve and highway boundary for the roads, within the development and thereafter kept free from all obstructions above 0.6 metres measured from the surface of the adjacent carriageway. The development shall be carried out in accordance with the approved plan.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
17. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway to the associated dwelling. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]
18. No dwelling or commercial building shall be occupied until the associated parking area shown on the approved plans has been drained and surfaced in accordance with details submitted to and approved by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.
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]
19. The garage accommodation hereby permitted shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]
20. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to any 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]
21. The apartment buildings within any phase hereby permitted shall not 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. The specific apartment building shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained in accordance with the approved details
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies BFBLP M9, Core Strategy DPD CS23]

23. No dwelling shall be occupied until vehicular and pedestrian access to the specific 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]
24. 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) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
(ix) The control of rats and other vermin;
(x) Measures to control surface water run-off during demolition and construction;
(xi) The proposed method of piling for foundations (if any)
(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.
(xv) Measures to control non-native invasive species.
(xvi) Details of measures to mitigate the impact of demolition and construction activities on ecology.

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]

25. The approved remediation scheme for a specific phase must be carried out in accordance with its terms prior to the commencement of the specific phase. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.
REASON: [To protect future residents from potential land contamination]

26. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
REASON: [To protect future residents from potential land contamination]
27. The development hereby approved, as associated with a specific phase, shall not be occupied until the noise mitigation measures as set out in the Environmental Noise Survey, by NOISE.CO.UK, dated 5th September 2022, Report reference 16751C-1 submitted with the application, are implemented. The noise mitigation measures shall be retained and maintained thereafter.
REASON: To protect future residents from noise from external noise sources (transport and industrial).
28. No development shall take place until full details of the Surface Water Drainage System, in accordance with GTA Flood Risk Assessment dated 16 August 2022 and Flood Risk Addendum, dated May 2021, have been submitted to and approved in writing by the Local Planning Authority. These shall include:
a) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details and drawings as appropriate; and
b) Calculations demonstrating that the discharge rate would be no more than the greenfield runoff rate; and
c) A Management and Maintenance Plan for the proposed drainage system to demonstrate how it would be maintained over the lifetime of the development.
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.
29. No building or use associated with a specific phase 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.
30. Prior to practical completion of any property within a specific phase, a verification report relating to that phase, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted to and approved (in writing) by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, and cover systems.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

31. No superstructure works associated with a specific phase shall take place 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 development 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]
32. No superstructure works associated with a specific phase shall take place 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]
33. No superstructure works shall take place on the commercial area, the subject of outline permission 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]
34. The development shall only take place in accordance with the approved Archaeological Evaluation Report (TVAS) dated: April 2022.
REASON: The site lies within an area of archaeological potential.
35. No development shall take place until details of the construction of the raised berm to the attenuation basin/pond required as part of the drainage works has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in full accordance with the approved details.
REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with policy CS1 of the Core Strategy.
36. The development hereby permitted shall be implemented in accordance with the Foul Water Strategy Plans, as contained within the approved GTA Foul Drainage Technical Note (August 2023). Subsequently there shall be no occupation of buildings serviced by foul water infrastructure, or discharge of foul or surface water from the site into the public system, until the drainage works referred to in the approved technical note and associated plans have been completed in full.
REASON: To ensure that sufficient foul drainage capacity is made available to cope with the new development; and to prevent the new development from

contributing to, or being, put at unacceptable risk from, or being, adversely affected by unacceptable levels of pollution.
[Relevant Policy: BWLP WLP6]

In the event of the S106 agreement not being completed by 30th November 2023, 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 future educational needs, highways and transportation infrastructure, community facilities and public open space. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure either suitable contributions and/or mitigation towards future educational needs, 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 Site Allocation Local Plan Policy SA8 and to the Planning Obligations SPD and the NPPF.
 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. In the absence of a planning obligation to secure a 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.
 05. In the absence of a planning obligation to secure suitable offsite Reptile Mitigation and monitoring, the proposal is contrary to CSDPD Policy CS1 and the NPPF.
 06. 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.d Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.
20. **23/00191/FUL 19 Tawfield, Bracknell, Berkshire**
Proposed two storey side extension and single storey front extension, following demolition of garage to side.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Bracknell Town Council objecting to the proposal.
- That 10 representations had been received objecting to the proposal which were detailed in the report and that 3 of these had since been rescinded.
- That a site visit had taken place on 12 August 2023, attended by Cllrs Brown, Collings, Egglestone, Hayes, Karim, O'Regan and Penfold.

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 (as amended).
 02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority on 25th May 2023:
19TSP-A - Proposed Plans and Elevations
19T3A-4A - Proposed site plan with parking layout.
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 on the approved plans, received 25th May 2023 by the Local Planning Authority.
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 the associated vehicle parking and turning space for three cars to park and turn has been surfaced and provided 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]
 05. The 2 new parking spaces (spaces 2 and 3 on the approved parking plan) to the front of the dwelling shall be constructed of permeable materials and shall be maintained as such thereafter.
REASON: To ensure the risk of flooding is not increased.
[Relevant policy: CSDPD CS1]
21. **TPO 1393 - Land at 6 & 13 Sandford Down and 34 Fordwells Drive, Bracknell**
Land at 6 & 13 Sandford Down and 34 Fordwells Drive

The Committee noted:

- The supplementary report tabled at the meeting.

- The 7 objections to the proposal which were detailed in the report.
- The further 6 objections which were detailed in the supplementary report.
- That a site visit had taken place on 12 August 2023, attended by Cllrs Brown, Collings, Egglestone, Hayes, Karim, O'Regan and Penfold.

RESOLVED that the Committee **APPROVES** the Confirmation of this Tree Preservation Order.

It was noted that Councillor Smith abstained from voting.

CHAIR