

**PLANNING COMMITTEE  
7 NOVEMBER 2024  
6.40 - 10.25 PM**



**Present:**

Councillors Brown (Chair), Collings (Vice-Chair), Barnard, Frewer, Penfold, Smith, C Thompson, Zahuruddin and Virgo

**Present Virtually:**

Councillor Egglestone

**Apologies for absence were received from:**

Councillors McKenzie-Boyle

**Also Present:**

Councillors Hayes and Harrison

**Also Present Virtually:**

Councillor Haffegée

**43. Minutes**

The minutes of the meeting held on the 10 October 2024 were approved as a correct record.

**44. Declarations of Interest**

There were no declarations of interest.

**45. Urgent Items of Business**

There were no urgent items of business.

**46. PS 23/00814/FUL 27 Wentworth Way Ascot Berkshire SL5 8HH**

**Proposed erection of one x 3 bedroom house, following partial demolition of existing house and including extensions to existing house.**

The Committee noted:

- The objections of Winkfield Parish Council as outlined in the report.
- The objections from 17 households as outlined in the report.
- The supplementary report tabled at the meeting.
- That a site visit had taken place on 2 November with councillors Brown, Collings, Thompson, Penfold, Virgo and Smith in attendance.
- The representations of the two public speakers at the meeting.

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

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

**RESOLVED** That application 23/00814/FUL be **REFUSED** for the following reasons:

1. The proposal is considered to be out of keeping with the character and appearance of the area and streetscene. The proposal introduces a terraced form of development in an area which is characterised by semi-detached properties and parking which dominates the street frontage and provides little space for planting. The proposed development would therefore be contrary to Policy LP 28, LP 50 of the Bracknell Forest Local Plan and Policies W1, W2 and W3 of the Winkfield Neighbourhood Plan.
2. 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 LP32 of the Bracknell Forest Local Plan the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

47. **PS 24/00013/FUL Land Rear Of Warfield Priory Warfield Street Warfield Bracknell Berkshire**

**Demolition of existing garage and construction of 16 residential dwellings (Use Class C3) and associated access, parking, amenity space and landscaping**

The Committee noted:

- The objections of Warfield Parish Council as outlined in the report.
- The objections received as outlined in the report.
- The supplementary report tabled at the meeting.
- That a site visit had taken place on 2 November with councillors Brown, Collings, Thompson, Penfold and Virgo in attendance.
- The representations of the two public speakers at the meeting.
- The representations of visiting members Councillors Harrison and Haffegge.

**RESOLVED** that following the completion of planning obligation(s) under **Section 106** of the Town and Country Planning Act 1990 relating to the following measures (and any additional measures or amendments that arise during the course of drafting and agreement of the s106 obligations as advised by the Borough Solicitor):-

- Financial contributions towards measures to avoid and mitigate the impact of the residential development upon the Thames Basin Heaths SPA.
- Affordable Housing Scheme to include a minimum of 35% (6 dwellings) in accordance with table in section 9.xi.
- Requirement to enter into s278 and s38 agreements for construction of access road and subsequent adoption.
- Provision of pedestrian, cycle and vehicle access.

- Highways provisions for Private Access and Footways (PAF) and maintenance.
- Financial contribution towards off-site open space, towards, e.g. Warfield Memorial Ground and/or Priory Field and/or a suitable alternative capable of serving the site
- Biodiversity Net Gain – on-site habitat creation, enhancement and maintenance for 30 years, and a monitoring fee.
- Financial contribution towards off-site biodiversity measures including their ongoing maintenance.
- SuDS maintenance obligations and monitoring fee.
- Residential Travel Plan or alternative financial contribution in-lieu of a Travel Plan towards off-site travel planning measures.
- Financial contribution towards Newell Green crossing.
- Financial contribution towards the Warfield Community Hub.
- S106 Obligation monitoring fees.

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:

1. 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).

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

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- Proposed Site Plan - 23.404 02 Rev P6
- Plot 01 Plans & Elevations 23.404 10 Rev P4
- Plots 2-7 Plans & Elevations 23.404 19 Rev P7
- Plot 8 Plans & Elevations 23.404 11 Rev P1
- Plot 9 Plans & Elevations 23.404 12 Rev P1
- Plot 10 Plans & Elevations 23.404 13 Rev P1
- Plots 11, 13 (handed) Plans & Elevations 23.404 14 Rev P1
- Plot 12 Plans & Elevations 23.404 15 Rev P1
- Plot 14 Plans & Elevations 23.404 16 Rev P1
- Plot 15 Plans & Elevations 23.404 17 Rev P1
- Plot 16 Plans & Elevations 23.404 18 Rev P2
- Plot 14 Plans & Elevations 23.404 16 Rev P1
- Boundary Treatment Site Plan – 23.404 03 Rev P6
- Flood Risk and Drainage Assessment Rev 2.1 (December 2023)
- FRA Addendum – Supplementary Flood Risk Information (22 May 2024)
- Transport Statement - SKP/21170-04 Rev A (20 December 2023)
- Response to Bracknell Forest Council Consultation Feedback (Transport)
- Arboricultural Impact Assessment - 12443\_R03\_JP
- Ecological Impact Assessment (4 January 2023)
- Ecology Addendum Report (12 August 2024)

- Biodiversity Metric 4.0

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

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Design

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3. No superstructure works shall be carried out until samples 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 and in order to safeguard the special architectural and historic interest of the Listed Buildings.  
[Relevant Plans and Policies: BFLP LP28, LP50]

4. The development hereby permitted shall not be begun until details showing the finished floor levels of the proposed buildings hereby approved in relation to fixed datum points showing the land levels across the site have been 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 Plans and Policies: BFLP LP28, LP50, LP54]

5. 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, no additional windows shall be constructed at first floor level or above in the side elevations of the dwellings hereby permitted other than as shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring property.  
[Relevant Policies: BFLP LP50]

6. All boundary fencing and other means of enclosure shall be erected in accordance with the approved drawings. The approved details specific to a dwelling shall be erected prior to the occupation of the relevant dwelling. The northern (along Warfield Street) and southern boundary fencing shall be erected prior to occupation of the 10<sup>th</sup> dwelling. All fencing shall be retained thereafter in accordance with the approved details. Any repair or replacement of the boundary treatment shall be as a like for like replacement.

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFLP LP28, LP50]

Trees

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7. No development (including initial site-clearance or groundwork) shall commence until a detailed scheme for the protection of existing trees to be retained (both on and off site), in accordance with British Standard 5837 (2012) 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been

submitted to and approved in writing by the Local Planning Authority. Protection measures shall be phased as necessary to take into account and provide protection during demolition/site clearance works - all construction works – hard and soft landscaping works. Details shall include an approved development layout plan at a minimum scale of 1:200, showing the following:

- i. Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development.
- ii. Accurately plotted minimum 'Root Protection Areas' of retained trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision),
- iii. All existing and retained soft landscaping areas located within the Minimum Root Protection Areas, clearly/ accurately plotted and annotated to be retained/ unaltered.
- iv. Proposed location/s of 2m high (minimum) protective barrier/s, supported by a fixed fully braced metal framework, constructed as a minimum in accordance with Section 6 of BS5837, to include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.
- v. Illustration/s of the proposed protective barriers to be erected.
- vi. Proposed location/s and illustration/s of any new hard surfacing, construction and/or ground protection measures within the main root protection areas of retained trees, designed as necessary for pedestrian light traffic or heavy plant machinery, as necessary to prevent contamination and ground compaction.
- vii. Annotated minimum distances between protective barriers and trunks of retained trees and/or proximity to existing structures at regular intervals.
- viii. All fenced off areas clearly annotated as Tree Protection Areas/Construction Exclusion Zones.
- ix. Notes regarding restrictions which apply to Tree Protection Areas/Construction Exclusion Zones.
- x. Arboricultural site monitoring - Note confirming that all protection measures are to be routinely monitored by site visits undertaken by a project arboriculturist (appointed by the land owners), at maximum 4 week intervals for the duration of all works on site to ensure full compliance with the approved tree protection and monitoring scheme. Copy of the signed report to be forwarded to the Local Authority following each site visit.

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

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: BFLP LP28, LP50, LP36, LP54]

8. No development shall commence until a detailed site-specific construction design and implementation method statement (a 'Construction Method Statement') for all proposed hard surfaces or other external structures located within the accurately calculated minimum Root Protection Areas of retained trees, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based

on a porous 'No-Dig' approach for hard surfacing and parking areas, and a suspended 'Green Grid Root Bridge' principle of construction for the new pedestrian and cycle access route in the RPA of T25 and T26, avoiding any excavation of existing levels in all areas concerned, and shall include:

- i. An approved development layout plan identifying all areas where special construction measures are to be undertaken.
- ii. Materials including porous surface finish.
- iii. Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
- iv. Program and method of implementation and arboricultural supervision.

The development shall be implemented in full accordance with the approved scheme, under arboricultural supervision. The No Dig structure shall be retained in perpetuity thereafter.

REASON: In order to alleviate any adverse impact on the root systems and the long-term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFLP LP28, LP50, LP36, LP54]

9. No development shall commence until details of the foundation structure of all buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The foundations must be designed and constructed to a depth that takes full account of the site-specific sub soil type present together with the species and ultimate mature sizes of all existing trees on and off site within potential below ground influencing distance of the approved development; and accounting for future extreme heat and drought events.

Details shall be site specific and include: -

- a) 1:200 layout and construction profile drawings of the proposed structure, showing existing levels, proposed foundation depth below ground level and full structure specification.
- b) Site-specific details of the soil type and plasticity.

The foundation structure shall be implemented in full accordance with the approved details.

Full compliance with this condition is required in addition to satisfying minimum NHBC guidance relating to foundation structures, in order to obtain separate building regulation approval.

REASON: - To safeguard the long-term retention and management of retained and protected trees in the vicinity considered important to the visual amenity of the area from any tree related subsidence pressure.

[Relevant Policies: BFLP LP28, LP50, LP36, LP54]

10. The row of *Leyland cypress* conifers along the southern boundary (ref. H2 on the approved Arboricultural Impact Assessment) is to be reduced to a maximum 3m in height on a two-yearly (minimum) basis, outside of the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August inclusive). The pruning cycle is to begin within 1 year of the commencement of development.

REASON: In order to safeguard the future health of veteran English Oaks trees nearby.

[Relevant Policies: BFLP LP28, LP50, LP 36, LP54]

### Landscaping

11. No structure hereby permitted shall be built above ground level 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 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 and the visual amenity of the area.

[Relevant Policies: BFLP LP28, LP50, LP36 and LP54]

12. No development shall commence until:

- i. a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services and external lighting; and
- ii. a programme for the phasing and timing of works have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include:
  - a) accurate trunk positions, canopy spreads and root protection areas of all retained trees/hedgerows and mature groups of shrubs;
  - b) surface water/ foul drainage and associated inspection chambers (existing reused and new);
  - c) soak-aways (where applicable);
  - d) gas, electricity, telecom and cable television;
  - e) lighting columns and all associated ducting for power supply; and
  - f) phasing and timing of works.

The development shall be carried out in full accordance with the approved site layout and the approved programme.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFLP LP28, LP50, LP36 and LP54]

13. No retained tree, hedgerow or group of shrubs specified as to be retained on the approved drawings shall be cut down, uprooted or destroyed.  
Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans which die, are removed or irreparably damaged during the course of the development, or within a period of 5 years of the completion of the development, shall be replaced with another tree, hedgerow or group of shrubs of the same species and size as that originally on site.  
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: BFLP LP28, LP50, LP36 and LP54]

### Energy

14. No structure hereby permitted shall be built above ground level until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.  
REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: BFLP LP 55]

### Transport

15. No dwelling shall be occupied until a means of vehicular and pedestrian access to that dwelling access has been constructed in accordance with the approved plans and in accordance with details which have been submitted to and approved by the Local Planning Authority.  
REASON: In the interests of highway safety and the efficient operation of the highway network.  
[Relevant Policies: BFLP LP25]
16. No more than eleven dwellings shall be occupied until a minimum 3.0 metre wide cycleway has been constructed between the south-eastern end of the site road and the boundary with the neighbouring site to the south east, in accordance with the approved plans and with details to be submitted to and approved in writing by the Local Planning Authority.  
REASON: To improve travel choice through provision of infrastructure for sustainable modes of transport.  
[Relevant Policies: Bracknell Forest Local Plan LP25, LP26 and LP27]
17. No development shall take place until all the visibility splays shown on hparchitecture drawing 23.404-02 rev P5 and DTA drawing 21170-15 have been provided. The visibility splay 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 at all times.  
REASON: In the interests of highway safety.  
[Relevant Policies: BFLP LP25]



18. No dwelling shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking and turning at all times.  
REASON: To ensure that the development is provided with an appropriate level of car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFLP LP25 and LP62]
19. No development shall take place until (a) details of the location of four visitor car parking spaces, and (b) details of the signing for the spaces have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details, and thereafter the parking areas shall be maintained in accordance with the approved scheme and be retained and kept available for parking at all times.  
REASON: To ensure that the development is provided with an appropriate level of car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFLP LP25 and LP62]
20. The garage accommodation for plots 8, 10, 11, 12 and 13 shall be retained for the parking of a car at all times with the internal area of the garage retained for car parking measuring at least 6.0 metres long by 3.5 metres wide internal and with a separate store to the rear of the garage for cycle parking with a separate door to the store.  
REASON: To ensure that the development is provided with an appropriate level of car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.  
[Relevant Policies: BFLP LP25 and LP62]
21. The car barns for plots 9 (double), 14 (double), 15 and 16 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) Order 1995 (as amended), or any order revoking or re-enacting that Order with or without modification, no enlargements, improvements or alterations shall be made to the car barn, and no gate or door shall be erected to the front of the car barn.  
REASON: To ensure that the development is provided with an appropriate level of parking to prevent the likelihood of on-street parking which could be a danger to other road users.  
[Relevant Policies: BFLP LP25 and LP62]
22. No dwelling shall be occupied until secure and covered parking for bicycles has been provided in the location shown on the approved plans with one secure and covered cycle parking space per bedroom. The cycle parking thereby provided shall thereafter be maintained and retained.  
REASON: To improve travel choice through provision of cycle parking and facilities for sustainable modes of transport.  
[Relevant Policies: Bracknell Forest Local Plan LP25, LP27 and LP62]

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

REASON: In the interests of highway safety and the efficient operation of the highway network.

[Relevant Policies: BFLP LP25]

24. No development shall take place until a scheme, including a Road Safety Audit of that scheme, has been submitted to and approved in writing by the Local Planning Authority for off-site highway works including the following:

(a) widening of Old Priory Lane in proximity to the site access;

(b) formation of a speed-limit reinforcing gateway feature on Warfield Street to the west of the junction with Old Priory Lane;

(c) details of an uncontrolled pedestrian crossing point on Warfield Street to the east of the junction with Old Priory Lane and to the west of the junction with Gibbins Lane.

The development shall not be occupied until the off-site highway works have been completed in accordance with the scheme.

REASON: In the interests of highway safety and the efficient operation and functionality of the highway network.

[Relevant Policies: BFLP LP25 and LP26]

#### Bins

25. No dwelling hereby permitted shall be occupied until bin storage and/or bin collection points serving it has been provided in accordance with the approved details. The bin storage and bin collection points shall thereafter be retained.

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

[Relevant Policies: BFLP LP50]

#### SuDS

26. No development shall take place until full details of the Drainage System in accordance with the approved drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

This shall include:

- i. Location and details of water butts and bioretention features like raingardens
- ii. Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table.
- iii. Details of groundwater impacts on SuDS features, mitigation measures and evidence that groundwater levels will not affect the operation and stability of SuDS features.
- iv. Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

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

REASON: To ensure that the site is properly drained and does not increase the risk of flooding. [Relevant Plans and policies: BFLP LP57]

27. No development shall commence until details of the proposed realignment of the watercourse has been submitted to and approved in writing by the Local Planning Authority. The proposal shall ensure that it offers betterment to the site and the wider catchment. All works shall be carried out in accordance with the approved details.

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

[Relevant Plans and policies: BFLP LP57]

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

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

[Relevant Plans and policies: BFLP LP57]

29. No building hereby permitted shall be occupied 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 prior to the first occupation of the development.

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

[Relevant Plans and policies: BFLP LP57]

30. Prior to practical completion of any property a verification report by an independent body, 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, cover systems, CCTV surveys, and as-built drawings.

Evidence of the maintenance of the ditch into which discharge of surface water is proposed under riparian ownership responsibilities shall also be submitted.

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

[Relevant Plans and policies: BFLP LP57]

Construction management

31. No demolition or construction work shall take place outside the hours of 08:00hrs and 18:00hrs Monday to Friday; 08:00hrs and 13:00hrs on Saturday and not at all on Sundays and Public Holidays.

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

[Relevant Policies: BFLP LP58]

32. No development (including site clearance and demolition) shall commence, until a Construction (and Demolition) Environmental Management Plan (CEMP) has been submitted to and been approved in writing by the Local Planning Authority. The CEMP shall include the following details as a minimum:

- i. location of the access for demolition and construction vehicles;
- ii. routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
- iii. parking of vehicles of site operatives and visitors;
- iv. areas for loading and unloading of plant and materials;
- v. areas for the storage of plant and materials used in constructing the development;
- vi. location of any temporary portacabins and welfare buildings for site operatives;
- vii. any security hoarding;
- viii. any external lighting of the site;
- ix. method of piling for foundations (if any);
- x. measures to control the emission of dust, dirt, odour and other effluvia;
- xi. measures to control noise (including noise from any piling and permitted working hours);
- xii. measures to control rats and other vermin (particularly during site clearance);
- xiii. measures to remove and control non-native invasive species (including Rhododendron and Yellow Archangel);
- xiv. measures to control surface water run-off during demolition and construction;
- xv. measures to prevent ground and water pollution from contaminants on-site;
- xvi. construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- xvii. details of wheel-washing facilities during both demolition and construction phases; and
- xviii. measures to mitigate the impact of demolition and construction activities on ecology.

The approved CEMP shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases.

[Relevant Policies: BFLP LP25 & LP53]

Biodiversity

33. 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 the development. The content of the LEMP shall include the following:
- a) a final plan showing the type, quantity and location of biodiversity units to be delivered on site using UKHabs types. The plan should be substantially in accordance with 'Section 4: Biodiversity Net Gain' of the Ecological Impact Assessment (Tyler Grange, 4th January 2023) as already submitted;
  - b) a final Biodiversity Metric showing the calculations for the type, quantity and condition of habitats. The metric should be substantially in accordance with the Biodiversity Metric as already submitted;
  - c) ecological trends and constraints on site that might influence management;
  - d) aims and objectives of management including biodiversity net gain target habitat types and condition;
  - e) appropriate management options for achieving aims and objectives;
  - f) prescriptions for management actions, including for the prevention and management of dumped garden waste and 'garden grabs';
  - g) preparation of a work schedule (including an annual work plan capable of being rolled forward);
  - h) details of the body or organization responsible for implementation of the plan; and
  - i) 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 predicted biodiversity net gain of the originally approved scheme as shown in the Biodiversity Metric.

The approved plan shall be implemented in accordance with the approved details.

REASON: In the interests of nature conservation

[Relevant Policies: BFLP LP53]

34. The development (including site clearance and demolition) shall not begin until a scheme to mitigate the impact of the development on biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
- measures to avoid harm to biodiversity;
  - features provided to mitigate the loss of habitat (e.g. nest/roost boxes, ponds, hibernacula);
  - habitat enhancements (not mitigation);
  - notwithstanding the detail shown on the approved Boundary Treatment Site Plan the provision of gaps of 13cm<sup>2</sup> in boundary treatment to allow free movement of wildlife; and

- on-going management of new features/habitat.

The mitigation scheme shall be implemented in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Policies: BFLP LP53]

35. No site clearance shall take place during the main bird-nesting period of 1<sup>st</sup>

March to 31<sup>st</sup> August inclusive, unless in accordance with a scheme to minimise the impact on nesting birds which has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: BFLP LP53]

36. If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, updated protected species surveys shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.

REASON: To ensure the status of protected species on site has not changed since the last survey.

[Relevant Policies: BFLP LP53]

37. 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 with vertical calculation planes 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 without prior consent from the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Policies: BFLP LP53]

## Archaeology

38. No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the Local Planning Authority in writing. The WSI shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording
- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

The development shall be carried out in accordance with the approved WSI.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

39. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 38 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

### Sewerage

40. The development hereby permitted shall not be occupied until either:

1. Written confirmation has been provided to the Local Planning Authority from the sewerage undertaker that sufficient capacity within the sewerage infrastructure exists to serve the development;
2. Written confirmation has been submitted to and approved by the Local Planning Authority in consultation with Thames Water, that all foul water network upgrades/works required to fully accommodate the additional flows from the development have been completed; or
3. A development and infrastructure phasing plan for the provision of foul water network upgrades/works has been agreed with the Local Authority in consultation with Thames Water.

Where a development and infrastructure phasing plan is agreed, no occupation of any part of the development shall take place other than in accordance with the agreed development and infrastructure phasing plan such plan to include a requirement to obtain the written approval of the Local Planning Authority that all necessary upgrade works have been implemented.

REASON: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

41. Prior to the first marketing of the approved development, the marketing sales particulars demonstrating compliance with the approved plans listed under condition 2 shall be submitted to, and approved in writing, by the Local Planning Authority. Each dwelling shall be marketed using only the approved marketing sales particulars. REASON: To ensure that the development is construction in accordance with the plans hereby approved and in order to ensure that adequate parking provision and SPA mitigation is provided. [Relevant Policies: BFLP LP28, LP32, LP50, LP62, SEP NRM6]
42. No structure hereby permitted shall be built above ground level until details of a maintenance access serving the retained woodland has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved plans. REASON: To ensure that woodland can be effectively managed and maintained in the interests of nature conservation

In the event of the s106 planning obligations not being completed by 08.5.2025 the Assistant Director: Planning be authorised to either extend the deadline 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 LP32 of the BFLP and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).
2. The proposed development would unacceptably increase the pressure on public open space and community facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards open space and community facilities, the proposal is contrary to policies LP44 and LP45 of the BFLP and to the Planning Obligations SPD and the NPPF.
3. 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 policy LP53 of the BFLP.
4. In the absence of a planning obligation to secure an appropriate level of affordable housing the proposal is contrary to policy LP16 of the BFLP.
5. In the absence of a planning obligation to secure payments to monitor the required SuDS scheme 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 policy LP 57 of the BFLP.

48. **22/00787/REM Land West Of Maize Lane Warfield Bracknell Berkshire**

**Reserved Matters application relating to layout, scale, appearance, and landscaping in respect to the erection of 12 No. dwellings on land Parcel 1 pursuant to outline planning permission 20/00214/OUT including submission of details pursuant to Conditions 05 (Tree Retention/Removal), 06 (Tree Protection) and 09 (Hard and Soft Landscaping), 14 (CEMP), 16 (Archaeology), 17 (Energy Demand Assessment), 18 (Water Efficiency), 19 (Biodiversity), 26 (Drainage Calculations), 27 (Drainage Scheme) and 33 (Ditch Crossing).**

The Committee noted:

- The objections of Warfield Parish Council as outlined in the report.
- The 8 objections received as outlined in the report.
- The supplementary report tabled at the meeting.
- The additional objection outlined in the supplementary report.
- That a site visit had taken place on 2 November with councillors Brown, Collings, Thompson, Penfold, Virgo and Smith in attendance.

**RESOLVED** The application is recommended to be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be carried out only in accordance with the following plans:-

21.44-141 M	Block Plan
21.44-142 G	Site Plan
21.44-143 H	Landscape Plan
21.44-LSP1	Landscaping Specification Notes
21.44-144 D	Street Elevations
21.44-148	Street Elevations – Maize Lane
21.44-150	Plot 1 – 2 Plans
21.44-151 A	Plot 1 – 2 Elevations
21.44-152 B	Plot 3 Plans
21.44-153 C	Plot 3 Elevations
21.44-154 A	Plot 4 Plans
21.44-155 B	Plot 4 Elevations
21.44-156 B	Plot 5 Plans
21.44-157 C	Plot 5 Elevations
21.44-158 B	Plot 6 Plans
21.44-159 C	Plot 6 Elevations
21.44-160 A	Plot 7 Plans
21.44-161 B	Plot 7 Elevations
21.44-162 A	Plot 8 Plans
21.44-163 B	Plot 8 Elevations
21.44-164 A	Plot 9 Plans
21.44-165 B	Plot 9 Elevations
21.44 -166 A	Plot 10 Plans
21.44-167 C	Plot 10 Elevations
21.44-168 B	Plots 11 – 12 Plans
21.44-169 C	Plots 11 – 12 Elevations

21.44-170 A Plot 3 Garage Plans Elevations  
21.44-147 E Landscape Below Ground Services Routes  
6892- CEMP 06 CEMP  
6892.TS 05 Reserved Matters Transport Statement  
6892.004G Scheme Layout  
6892 SW Network 1,30,100 2024.09.13  
6892.005F Proposed Levels & Contours  
6892.RP01 05 Drainage Maintenance Management  
6892.TN002C LLFA Response  
J20191\_P16\_Warfield\_Parcel 1\_PEA\_Rev A  
J20191\_P18\_Parcel 1, Warfield\_BNG\_CMB  
Warfield Parcel 1\_Biodiversity Metric 2.0 Calculation Tool  
FLAC 32-1029 PARCEL 1 AIA\_051124  
R02 - BE.LO.RG42 - Land off Maize lane, - Sustainability Statement

REASON: To ensure that the development is constructed as approved by the Local Planning Authority.

2. No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development 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: BFLP LP 50].
3. No dwelling shall be occupied until its associated boundary treatments have been provided in accordance with the approved details and retained permanently thereafter.  
REASON: In the interests of the appearance of the site.  
[Relevant Plans and Policies: BFLP LP 50]
4. No dwelling shall be occupied until a means of access to said dwelling has been constructed for vehicles, pedestrians and/or cyclists in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The means of access shall thereafter be retained unobstructed for its intended use.  
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.  
[Relevant Policies: BFLP LP 25]
5. No dwelling(s) 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. 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 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: BFLP LP 25]
6. The gradient of private drives shall not exceed 1 in 12.  
REASON: To ensure that adequate access to parking spaces and garages is provided.  
[Relevant Policies: BFLP LP 25]
7. There shall be no restrictions on the use of the car parking spaces shown as visitor parking for the occupiers of, or visitors to, any of the dwellings hereby permitted.

REASON: In the interests of accessibility and 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: BFLP LP 25 and LP 62]

8. No dwelling shall be occupied until the associated vehicle parking has been 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: BFLP LP 62]
9. The garages hereby permitted shall contain a separately accessed storage room which shall be thereafter retained as such. The remainder of the garage, which shall have minimum dimensions of 6m (length) by 3.5m (width) by 2.4m (height), shall be retained for the use of the parking of motor vehicles at all times.  
REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.  
[Relevant Policies: BFLP LP 62]
10. The development hereby approved shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for cycle parking facilities for the dwelling houses. The dwelling houses shall not be occupied until the approved scheme has been implemented. The facilities and sheds shall be retained thereafter.  
REASON: In the interests of accessibility of the development to cyclists. [Relevant Policies: BFLP LP 62]
11. No gates shall be provided on any vehicular route within the site.  
REASON: In the interests of highway safety.  
[Relevant Policies: BFLP LP 25]
12. No dwelling hereby permitted shall be occupied until evidence that property owners have been made aware of any SuDS/drainage features within their ownership boundary and their obligations to maintain such features has been submitted to and approved in writing by the Local Planning Authority. Such evidence shall take the form of confirmation of legal covenants associated with the deeds of the properties or similar documentation.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding.  
[Relevant Plans and policies: BFLP LP 57]
13. No building hereby permitted shall be occupied 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.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding.  
[Relevant Plans and policies: BFLP LP 57]
14. Prior to practical completion of any property a verification report by an independent body, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted and approved (in writing) by the Council. This will include

photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms, cover systems, CCTV surveys and as-built drawings.

Evidence of the maintenance of ditch into which discharge of surface water is proposed under riparian ownership responsibilities shall also be submitted.

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

[Relevant Plans and policies: BFLP LP 57]

15. No dwelling hereby permitted shall be occupied until bin storage and/or bin collection points serving it has been provided in accordance with the approved details. The bin storage and bin collection points shall thereafter be retained.

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

[Relevant Policies: BFLP LP 50]

16. All ecological measures and/or works shall be carried out in accordance with the details contained in Section 6.3 of the Preliminary Ecological Appraisal (GES, September 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: LP53]

17. Prior to the first marketing of the approved development, the marketing sales particulars demonstrating compliance with the approved plans listed under condition 1 shall be submitted to, and approved in writing, by the Local Planning Authority. Each dwelling shall be marketed using only the approved marketing sales particulars.

REASON: To ensure that the development is construction in accordance with the plans hereby approved and in order to ensure that adequate parking provision and SPA mitigation is provided.

[Relevant Policies: BFLP LP28, LP32, LP50, LP62, SEP NRM6]

18. 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 enlargement, addition, improvement or other alteration permitted by Class F of Part 1 of the Second Schedule of the 2015 Order shall be carried out to Plot 4 to 9 inclusive hereby permitted.

REASONS: To enable consideration for appropriate drainage to ensure that development does not result in increased flood risk off site.

[Relevant Plans and Policies: BFLP LP 57]

49. **24/00498/FUL 27 North Road Ascot Berkshire SL5 8RP**

**Section 73 application to vary condition 02 of planning permission 23/00784/FUL for erection of single storey rear extension to replace existing with patio and steps into garden. (For Clarification: this application seeks retrospective permission for a larger patio than previously approved).**

The Committee noted:

- The objections of Winkfield Parish Council as outlined in the report.
- The objections received from 5 addresses as outlined in the report.

- The supplementary report tabled at the meeting.
- That a site visit had taken place on 2 November with councillors Brown, Collings, Thompson, Penfold, Virgo and Smith in attendance.

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

1. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority.

Amended Plan - Proposed Plans - 24.040PL03-2 - Received 29.10.2024

Amended Plan - Proposed Elevations - 24.040PL03-3 - Received 29.10.2024

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

2. The 2 metre close board fencing to the boundary of Holly Cottage, 25 North Road, shall be retained and maintained in its current form and location. Any repair or replacement shall be on a like for like basis.

REASON: In the interests of the privacy of the residents of the neighbouring property.

[Relevant Policy: BFLP LP 50]

3. The 2-metre close board privacy fencing proposed on the boundary with 29 North Road shall be erected within 4 weeks from the date of this permission and thereafter shall be retained and maintained. Any repair or replacement shall be on a like for like basis.

REASON: In the interests of the privacy of the residents of the neighbouring property.

[Relevant Policy: BFLP LP 50]

4. The proposed handrails shall be installed within 4 weeks from the date of this permission and thereafter shall be retained and maintained.

REASON: In the interests of existing and future occupiers.

[Relevant Policy: BFLP LP 50]

50. **23/00838/FUL Land At Former Blue Mountain Clubhouse Wood Lane Binfield Bracknell Berkshire**

**Section 73 application to vary conditions 07 and 08 of planning permission 21/00459/3 for the construction of new two-storey community and health centre with associated external landscaping, car parking, cycle storage and roof level plant enclosure. [For clarification this application seeks to vary the opening hours from 08:00-23:00 to 07:00-00:00 7 days a week.]**

The Committee noted:

- That Binfield Parish Council was the applicant for this scheme.
- That no objections had been received.
- The supplementary report tabled at the meeting.

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

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

Noise Management Plan

and the following plans approved under consent 21/00459/3:  
(received on 18.05.2021, 25.05.2021, 08.06.2021 and 07.07.2021)

CMU-21145 REV A  
001241-ADP-00-ZZ-DR-A-1202/S2P2  
001241-ADP-00-ZZ-DR-A-1201/S2P4  
001241-ADP-00-ZZ-DR-A-1200/S2P4  
001241-ADP-00-01-DR-A-1026/S2P15  
001241-ADP-00-00-DR-A-1025/S2P16  
001241 - ADP-00-ZZ-DR-A-1301 REV S2 P2  
001241 - ADP-00-ZZ-DR-A-1300 REV S2 P2  
001241 - ADP-00-ZZ-DR-A-1211 REV S2 P2  
001241 - ADP-00-00-DR-L-1901 REV S2 P1  
001241 - ADP-00-00-DR-L-1900 REV S2 P1  
001241 - ADP-00-00-DR-A-1025 REV S2 P14  
001241 - ADP-00-00-DR-A-0904 REV D1P9  
001241 - ADP-00-00-DR-A-0902 REV S2 P2  
001241 - ADP-00-00-DR-A-0900 REV S2 P2  
CD0321 - CRD-ZZ-XX-DR-E-7201 REV D1-P02

Arboricultural Impact Assessment May 2021

And the plans and other documents approved under the following consent(s):

21/00113/COND  
21/00151/COND  
21/00164/COND  
23/00003/COND  
23/00049/COND  
23/00075/COND

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

02. All tree-planting and hedgerow planting shall be carried out in full accordance with the landscaping scheme approved under reference 23/00003/COND in the nearest planting season (1st October to 31st March inclusive) to the completion of the approved development. The quality of all approved landscape works shall be in accordance with British Standard 4428:1989 'Code of Practice For General Landscape Operations' or any subsequent revision. All trees included within the approved scheme shall be healthy, well formed specimens with single leading shoots and shall be of a minimum quality compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees which within a period of 5 years from the completion of all tree planting die, are removed, uprooted are significantly damaged, become diseased or malformed 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.

[Relevant Policies: BFBLP LP54]

03. The car parks hereby permitted shall not be illuminated after 00:00am or before 07:00am on any day.

REASON: In the interests of the neighbouring properties.

[Relevant Policies: BFBLP LP58]

04. The health and community facilities hereby permitted shall not be open to members of the public outside the following times 07:00-00:00 hours. The 'Action to Mitigate Impact on Residents' set out in the approved Noise Management Plan shall be complied with at all times. No music shall be played after the hours of 23:00.

Reason: In the interests of the amenities of the occupiers of nearby residential premises.

[Relevant Policies: BFBLP LP58]

05. The Car Park Management Plan approved under reference 23/00049/COND shall be complied with 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 LP25 and LP62]

06. The Travel Plan (approved under reference 23/00049/COND) shall be implemented and maintained as approved.

REASON: To promote walking, cycling and use of public transport by users of the site.

[Relevant Policies: BFBLP LP25 and LP62]

07. Visibility splays of 2.4m x 43m to the right and 2.4m x 10m to the left at the off site car park access shall be retained. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

REASON: In the interests of highway safety.

[Relevant Policies: BFLP LP25]

08. Visibility splays of 2.4m x 43m to the right and 2.4m x 10m in both directions from the access to the main site shall be retained. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

REASON: In the interests of highway safety.

[Relevant Policies: BFLP LP25]

09. The internal design of the car parking shall be retained in accordance with the details approved under reference 23/00049/COND

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

[Relevant Policies: BFLP LP25 and LP62]

10. The cycle parking facilities shall be provided in accordance with the details approved under reference 23/00003/COND and shall be retained as such thereafter.

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

[Relevant Policies: BFLP LP25 and LP62]

11. The number of consulting rooms shall not exceed 15.  
REASON: In order to control the intensity of the use in relation to the amount of car parking in the interests of road safety.  
[Relevant Policy: BFLP LP25]
12. No lighting shall be provided at the site other than in accordance with the details approved under reference 23/00049/COND. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of the amenity of neighbouring property, nature conservation and the character of the area.  
[Relevant Policies: BFBLP LP58]
13. The Drainage System(s) shall be maintained in accordance with the details approved under reference 21/00151/COND and 23/00075/COND.  
REASON: To ensure that the site is properly drained and does not increase the risk of flooding.  
[Relevant Policies: BFLP LP57]
14. A replacement bat roost shall be provided in accordance with the details approved under reference 23/00003/COND. The roost shall thereafter be retained.  
REASON: In the interests of nature conservation.  
[Relevant Policies: BFLP LP53]
15. Prior to the extended opening hours of 7am-8am and 11pm-12am taking effect, a scheme for signage shall be submitted to and approved in writing by the Local Planning Authority. This signage shall advise visitors to the site to leave quietly. The signage shall be implemented in accordance with the agreed scheme and retained as such thereafter.  
REASON: In the interests of the amenities of the occupiers of the neighbouring dwellings.

**CHAIR**