

**PLANNING COMMITTEE
18 SEPTEMBER 2014
7.30 - 10.35 PM**



Present:

Councillors Brossard (Vice-Chairman, in the Chair), Angell, Mrs Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Leake, Mrs Phillips, Thompson, Virgo and Worrall

Also in attendance:

Councillors Brunel-Walker, Mrs Hayes and Turrell.

Apologies for absence were received from:

Councillors Dudley, Heydon and Kensall

40. **Minutes**

RESOLVED that the minutes of the Committee held on 21 August 2014 be agreed as a correct record and signed by the Chairman.

41. **Declarations of Interest**

There were no declarations of interest.

42. **Urgent Items of Business**

There were no urgent items of business.

43. **PS Application 13/00784/REM Land South of Foxley Lane and East of Murrell Hill Lane, Foxley Lane, Binfield**

Submission of details of layout, scale, appearance and landscaping for the erection of 67no. dwellings and associated open space, landscaping and parking with access from Foxley Lane, pursuant to outline planning permission 11/00682/OUT.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Binfield Parish Council
- 1 letter of support
- 37 objections raised from residential addresses raising concerns around:
 - loss of a greenfield site, damage to environment and loss of trees and vegetation
 - density/number of houses was too high, impact on infrastructure and local services
 - harmful to the character and appearance of the local area

- road safety issues resulting from increased traffic
- insufficient parking on the site

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby approved shall be carried out only in accordance with the following approved plans and details:

Approved plans:

108/010/D Site Layout received 08/08/14
 108/014/E Parking and Refuse Strategy received 28/08/14
 108/015/D Services Plan received 08/08/14
 108/016/D Visibility Plan received 08/08/14
 108/019/D Open Space Management Plan received 28/08/14
 108/021/A Tree and Vegetation Removal Plan received 08/08/14
 108/35/1/C Planning Levels Layout 1 of 2 received 08/08/14
 108/35/2/C Planning Levels Layout 2 of 2 received 08/08/14
 108/40/C Drainage Strategy received 08/08/14
 108/101/B House Type B265 and B678 Plots 3-6 received 02/07/14
 108/102/B House Type B635 Plots 7, 22, 27 and 63 received 02/07/14
 108/103/B House Type B291 Plots 8 and 9 received 02/07/14
 108/104/A House Type S717 Plots 10, 11, 15, 16, 28, 29, 39, 40, 41 and 42 received 02/07/14
 108/106/B House Type B264 Plots 12-14 and 17-19 received 02/07/14
 108/107/A House Type S720 Plots 20 and 21 received 02/07/14
 108/108/B House Type B266 and B265 Plots 23 and 24 received 02/07/14
 108/109/C House Types B265 and B635 Plots 25 and 26 received 02/07/14
 108/110/B House Type G684 Plots 30 and 43 received 02/07/14
 108/111/A House Type G684 Plots 31 and 34 received 02/07/14
 108/112/B House Type G684 Plot 35 received 02/07/14
 108/116/A House Type S652 Plots 46 and 60 received 02/07/14
 108/117/C House Type P168 Plots 57-59 received 02/07/14
 108/118/B House Types P166 and P168 Plots 47, 48, 51 and 52 received 02/07/14
 108/119/B House Types B276 Plots 44, 45, 53 and 54 received 02/07/14
 108/120/C House Types B635 and S721 Plots 61 and 62 received 08/08/14
 108/121/A House Types P166 and P197 Plots 65-67 received 02/07/14
 108/122/C House Types P166 and P168 Plots 55, 56 and 64 received 02/07/14

 108/123/C Garages, Car Barns and Studios received 02/07/14
 108/124/E Garages, Car Barns and Studios received 08/08/14
 108/200/A House Type P166 Plots 1, 2, 49 and 50 received 02/07/14
 108/202 House Types B266, B265 and B635 Plots 36-38 received 02/07/14
 108/203 House Type S672 Plots 32 and 33 received 02/07/14
 108/204 Electricity Sub Station Details received 02/07/14
 108/83/B (1777-3/B) Landscaping Sheet 1 of 2 received 12/08/14
 108/84/B (1777-4/B) Landscaping Sheet 2 of 2 received 12/08/14

Approved details:

Affordable Housing Statement revision D received 08/08/14
 General Landscaping 5 Year Management/Maintenance received 02/07/14
 Soft Landscaping Specification received 11/03/14
 Sustainability and Energy Statement revision A received 10/01/14

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

02. No construction works shall take place until details of the materials and colours to be used in the construction of the external surfaces of the development hereby approved, to include plans, schedules and samples provided for inspection on site if so requested, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details prior to first occupation of the development

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

03. No dwelling shall be occupied until the means of vehicular access from Foxley Lane and the means of emergency vehicular access from Murrell Hill Lane serving that dwelling has been constructed in accordance with the approved plans. If it is proposed to construct the internal roads in stages or phases, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed staging or phasing and temporary turning head(s) where required.

REASON: In the interests of accessibility and highway safety.

[Relevant Policies: CSDPD CS23]

04. No dwelling shall be occupied until the means of access for pedestrians and cyclists serving that dwelling from both Foxley Lane and Murrell Hill Lane have been constructed in accordance with details which have been submitted to and approved in writing by the local planning authority. If it is proposed to construct the pedestrian and cycle routes within the site in stages or phases, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed staging or phasing.

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

[Relevant Policies: BFBLP M6, CSDPD CS23]

05. No dwelling shall be occupied until all of the visibility splays shown on the approved drawings have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m measured from the surface of the carriageway. If it is proposed to construct the internal roads in stages or phases, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed staging or phasing.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

06. 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. 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: CSDPD CS23]

07. 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: CSDPD CS23]

08. No dwelling shall be occupied until the associated vehicle parking space(s), and turning space where appropriate, has been constructed, drained, surfaced and marked (where appropriate) in accordance with the approved plans. The spaces shall thereafter be retained for vehicle parking and turning only and no other use and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), no structure or gate shall be erected so as to prevent vehicular access to the parking space(s).

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

09. No development shall take place until
(a) details of the location of 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.

No dwelling shall be occupied until the visitor car parking spaces have been provided and signed in accordance with the approved details and the spaces and signs shall thereafter be retained for visitor vehicle parking only and no other use and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), no structure or gate shall be erected so as to prevent vehicular access to the parking space(s). There shall be no restrictions at any time on the use of the car parking spaces shown on the approved plans as visitor parking for the occupiers of, or visitors to, any of the buildings hereby approved.

If it is proposed to provide the visitor parking spaces in phases as a result of an approved phased internal road construction scheme, a scheme must first be submitted to and approved in writing by the Local Planning Authority setting out the proposed phasing of the visitor car parking provision.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

10. Any garage and/or car port shown on the approved plans shall be constructed prior to the occupation of the dwelling to which it relates. There shall be at least 6.0 metres between the garage door (when shut) and the highway boundary. Such garages and/or car ports shall thereafter be retained for vehicle parking at all times and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or other alterations shall be made to the garages and/or car ports internally or externally, and no structure, gate or door shall be erected so as to prevent vehicular access to the garages and/or car ports.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

11. No dwelling shall be occupied until the cycle storage relating to that dwelling has been provided in accordance with the approved plans. Once provided, the cycle storage facilities shall be retained as per the approved details.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD CS23]
12. No dwelling shall be occupied until the associated on-site refuse storage for waste and recycling material has been provided in accordance with the approved plans. Once provided, the refuse and recycling storage facilities shall be retained as per the approved details.
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.
[Relevant Policies BFBLP EN20, CSDPD CS7]
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 that have first been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed to minimise impacts on biodiversity.
REASON: To protect foraging bats and nocturnal wildlife identified at the site.
[Relevant Policies: SEP NRM5, BFBLP EN3, EN15, EN20 and EN25]
14. All planting comprised in the approved soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (01 October to 31 March inclusive) to the completion of the development or prior to the occupation of any dwelling, whichever is sooner, or (if phasing is included in the scheme) at such time as shall accord with the approved scheme. All approved hard landscaping works shall be carried and completed in full accordance with the approved scheme prior to the first occupation of any dwelling or (if phasing is included in the scheme) at such time as shall accord with the approved scheme.
As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (01 October to 31 March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
REASON: - In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
15. The areas shown for soft landscaping purposes on the approved plans shall be retained as such and shall not be removed or used for any other purpose.
REASON: In the interests of nature conservation, to ensure that areas identified as being of highest biodiversity value are retained due to the likely pressures of residents with small gardens and in the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

16. No development shall take place until details of a scheme (geared to the occupation of dwellings) of walls, fences and any other means of enclosure and the phasing for their provision has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full, in accordance with the approved details and phasing. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and/or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure other than those shown on the approved drawings shall be erected on the site.

REASON: In the interests of the visual amenities of the area and the amenities of dwellings adjoining the site boundaries.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

17. No development shall commence until:
- (i) a site layout plan of showing the proposed layout of all underground services and external lighting and
 - (ii) a programme for the phasing 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 and canopy spreads 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-away's (where applicable)
 - d) Gas, electricity, telecom and cable television.
 - e) Lighting columns and all associated ducting for power supply.
 - f) Phasing of works.

The development shall be carried out in accordance with the approved site layout plan 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: BFBLP EN1 and EN20, CSDPD CS7]

18. No development shall take place until:
- (i) details of all proposed alterations to the ground levels within the site or construction of hard surfaced areas within 5 metres of the minimum 'Root Protection Areas' calculated in accordance with BS 5837:2012 recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development, have been submitted to and approved in writing by the Local Planning Authority. The details shall be based on a porous 'no dig' principle of construction and shall include:
 - a) An approved development layout plan identifying all areas where such works are to be undertaken
 - b) Construction profiles showing existing and proposed finished levels
 - c) Any proposed soil level re-grading in relation to existing retained trees, hedges and other vegetation
 - d) Proposed retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation
 - e) Materials including porous surface finish, and

(ii) A site specific programme and method statement of implementation 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 safeguarding the long term health and survival of retained trees, hedges and other vegetation considered worthy of retention in the interests of visual amenity of the area and to ensure that area identified as being of highest biodiversity value are retained and protected during construction.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

19. The development shall be implemented in accordance with the submitted Sustainability and Energy Statement and shall be retained in accordance therewith.

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

[Relevant Policies: CSDPD CS10, CS12]

20. Within one month of the first occupation of any dwelling hereby approved, a Post Construction Review Report shall be carried out by an assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that that dwelling has been constructed to meet a minimum standard of level 3 of the Code for Sustainable Homes.

REASON: To ensure that the development has been carried out to the standards set out in the previous condition, in the interests of sustainability and the efficient use of resources

[Relevant Policies: CSDPD CS10]

44. **Application 14/00384/3 Owlsmoor Primary School, 22-42 Cambridge Road, Owlsmoor**

Erection of single-storey front and rear extensions to existing Key Stage 1 building and erection of single-storey side extension to existing Key Stage 2 building. Removal of modular building forming classrooms and removal of detached nursery building. Realignment of existing staff car park to provide additional staff parking. (Regulation 3 Application).

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Owlsmoor Community Centre, the First Owlsmoor Scouts and Sandhurst Town Council.
- A letter of objection from a resident raising concerns around the vehicular access being proposed to the scouts hut from Birkbeck Place.

A motion to **APPROVE** the recommendations of the Head of Development Management as set out in the report and on the supplementary report with the addition of an amendment to delete condition 20 and impose an additional condition around the installation of a pedestrian gate to improve access to the scout hut was moved and seconded. On being put to the vote the motion was **LOST**.

An alternative motion to **APPROVE** the recommendations of the Head of Development Management as set out in the report and on the supplementary report with the addition of a condition around the installation of a pedestrian gate to improve

access to the scout hut was moved and seconded. On being put to the vote the motion was **CARRIED**.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-
 - 5125545/ATK/Z1/GF/DR/A/4010/P1 (received 18.09.2014) - site location plan
 - 5125545/ATK/Z1/GF/DR/A/4140/P1 and 4150/P1 - proposed ground floor plan
 - 5125545/ATK/Z1/GF/DR/A/4151/P1 - proposed roof plan
 - 5125545/ATK/Z1/GF/DR/A/4160/P1 - proposed sections
 - 5125545/ATK/Z1/GF/DR/A/4200/P1 and 4250/P1 - proposed elevations
 - 5125545-COL-LA001/E - amended general arrangement externals
 - FS/0001 (received 17.09.2014 - excluding works to car park to rear of surgery and community centre) - proposed external works
 - FS/0002 (received 18.09.2014) - proposed external works
 - FS/0003 (received 04.09.2014) - proposed external works.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1 and CS3]
05. No development shall take place until a scheme for the installation of bat boxes, including a plan or drawing showing their location, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.
REASON: In the interests of nature conservation.
[Relevant Plan and Policies: CSDPD CS1 and CS7]
06. If more than 2 years elapse between the previous bat survey and the due commencement date of works, an updated bat survey shall be carried out by a suitably qualified ecologist, unless otherwise agreed in writing by the Local Planning Authority. 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 bats on site has not changed since the last survey.

[Relevant Plan and Policies: CSDPD CS1 and CS7]

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 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 that have first been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of nature conservation.
[Relevant Plan and Policies: CSDPD CS1 and CS7]
08. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
09. The extensions hereby permitted shall not be occupied until the off-site tree planting on the verge to Cambridge Road to the west of the staff car park shown on drawing 5125545-COL-LA001E has been undertaken in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Any trees which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.
REASON: In the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
10. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected during demolition/construction works in accordance with the mitigation measures contained in the submitted Arboricultural Impact Assessment (dated April 2014) and the accompanying tree protection plans.
REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

11. The development hereby permitted shall be implemented in accordance with the submitted Pre-assessment Estimator and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

12. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of "Very Good" or "Excellent" BREEAM rating.

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

[Relevant Policy: Core Strategy DPD CS10]

13. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate:-

(a) that before taking account of any on-site renewable energy production the proposed development will reduce carbon dioxide emissions by at least 10% against the appropriate Target Emission Rate as set out in Part L of the Building Regulations (2006), and

(b) that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).

The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

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

[Relevant Plans and Policies: CSDPD Policy CS12]

14. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the demolition and construction period. The statement shall provide for:-

- access to the site for construction traffic
- the parking of vehicles of site operatives and visitors,
- maintaining safe pedestrian access to and around the school site at all times,-
- maintaining safe pedestrian and vehicular access to the scout hut
- construction and demolition working hours
- loading and unloading of plant and materials including the timings of deliveries (not to conflict with school drop off and pick up times),
- storage of plant and materials used in constructing the development,
- the erection and maintenance of security hoarding,
- measures to control the emission of dust and dirt, noise and smell,
- wheel-cleaning facilities
- a scheme for recycling/disposing of waste resulting from demolition and construction works, and

- welfare of site operatives.

REASON: In the interests of amenity and road safety.

[Relevant Policies: BFBLP EN20 and EN25 and Core Strategy DPD CS23]

15. The extensions hereby permitted shall not be occupied until the staff car park has been extended, surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

16. The extensions hereby permitted shall not be occupied until a total of 40no. cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans. The cycle parking spaces shall thereafter be retained.

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

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

17. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the extensions hereby permitted. The parking shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that people with disabilities have adequate access to the development.

[Relevant Policy BFBLP M7]

18. The extensions hereby permitted shall not be occupied until the off-site highway works shown on the following drawings:-

- FS/0001 (received 17.09.2014 - excluding works to car park to rear of surgery and community centre)

- FS/0002 (received 18.09.2014) - proposed external works.

- FS/0003 (received 04.09.2014) - proposed external works.

have been completed.

REASON: In the interests of highway safety and the accessibility of the development to pedestrians and cyclists.

[Policies: BFBLP M6 and CSDPD CS23]

19. The extensions hereby permitted shall not be occupied until an updated Travel Plan, including measures as to implementation, monitoring and review has been submitted to and approved in writing by the Local Planning Authority. Thereafter the travel plan shall be implemented in accordance with the approved details.

REASON: To ensure that the development does not give rise to an increase in traffic to and from the school, which could result in a detrimental and unmitigated impact on the local road network.

[Relevant Plans and Policies: BFBLP M4 and CSDPD CS23]

20. No development shall take place until a scheme for works to the car park to rear of the surgery and community centre has been submitted to and approved in writing by the Local Planning Authority. The extensions hereby permitted shall not be occupied until the approved scheme has been implemented.

REASON: In the interests of highway safety and the accessibility of the development to pedestrians.

[Policies: BFBLP M6 and CSDPD CS23]

21. The development shall not be begun until a pedestrian gate has been installed in the existing palisade fencing bounding the school site at the eastern end of Oxford Road in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: To improve pedestrian access to the scout hut located within the school grounds.

[Policies: BFBLP M6 and CSDPD CS23]

45. **Application 14/00528/T Land at Whitmoor Bog, Swinley Road, Ascot**

Three-year temporary permission for the holding of a children's Christmas theatrical experience to be open to members of the public between 30th November and 24th December, 2013 and 21st November and 24th December 2014 and 2015, with set up in the periods between 1st October and the opening of the event and dismantling between the 27th December and 31st January in the respective following year, together with ancillary works to reposition the access arrangement onto Swinley Road (B3017) and in the formative year to strengthen existing forest access routes and pathways, with the removal of all structures from the site and the reinstatement of the land in the intervening periods.

Note for Clarification: This is a Section 73 application for the variation of condition 2 (time operation) of planning permission 13/00428/T. It only seeks to remove the restriction of Tour Times: Monday - Friday between 13:00hrs and 15:30hrs imposed as part of condition 02. The proposal remains a temporary permission for 3 years (expiring 31 January 2016) as approved under planning permission 13/00428/T.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Four objections raising concerns around increased traffic and around the timings of the traffic lights at Foresters junction north of the site.
- One observation regarding the suffix to the planning application reference.

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted is granted for a limited period and restricted as follows:

(a) Open to the public between

- (i) 30th November and 24th December, 2013 and
- (ii) 21st November and 24th December 2014 and
- (iii) 21st November and 24th December 2015,

(b) Open for site setup/dismantling between

- (i) 1st October and 31st January 2014 and
- (ii) 1st October and 31st January 2015 and
- (iii) 1st October and 31st January 2016

Note: Excludes 25th and 26th of December each year.

(c) Construction/Dismantling Traffic shall not enter/exit the site between

08:00 hrs - 09:00 hrs

17:00 hrs - 18:00 hrs

Outside of these dates, the development and all temporary structures/buildings brought onto the land in pursuance of this permission and use shall be removed from the site and land restored to its former condition in accordance with a scheme which shall have been previously submitted to and have been approved in writing by the Local Planning Authority.

REASON: To account with the terms of the application and to enable the Local Planning Authority to regulate and control the development of the land.

02. The development hereby approved shall take place only between the dates approved in condition 01 above and the site shall operate within the following time frames.

(a) The site shall be open to the public no earlier than 30 minutes prior to the following tour operating times

(i) Tour Times: Monday - Friday 10:00 hrs - 18:00 hrs

(ii) Tour Times: Saturday- Sunday 09:00 hrs - 18:00 hrs

(iii) No tours shall commence after 18:00 hrs and the site shall close at 22:00 hrs.

(b) No activity shall be permitted on the site between 22:00 hrs and 08:00 hrs

REASON: - To ensure the impact of this development does not adversely affect the local highway network.

[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]

03. The development hereby permitted shall be carried out only in accordance with the following approved plans and information submitted under planning permission 13/00428/T and conditions applications.

Transport Statement - Issue A dated 13 May 2014 received 16.05.14

PLAN - Site Access received 11.07.14

Table - Lapland UK Queue Lengths corrected 2 and accompanying email from Grant Leslie For Monson Engineering Ltd received 22.07.14

Planning Application Ref: 13/00428/T

Dwg No. 13/060/04 - Site Location plan: Scale 1:2500 Received

Dwg No. 1015/sk02 J - Proposed site plan (A0): Scale 1:500 (as amended by condition 15 - Parking Layout)

Dwg No. 1015/sk03 C - Proposed site section AA- BB: Scale 1:1250

Dwg No. 1015/sk04 B - Proposed site section CC: Scale 1:1250

Dwg No. 1015/05 - Proposed Elevations: Scale 1:500

Dwg No. 1015/sk06 B - Proposed Deck Elevations DD - EE 1:200

Dwg No. 1015/sk07 B - Proposed Deck Elevations AA - FF 1:200

Dwg No. 1015/sk08 A - Proposed Forge: Scale 1: 100

Dwg No. 1015/sk09 B - Proposed Forest Cafe: Scale 1: 200

Dwg No. 1015/sk10 B - Proposed Glade Marquee: Scale 1: 200

Dwg No. 1015/sk11 C - Proposed Toy Factory: Scale 1: 200

Dwg No. 1015/sk12 B - Proposed Elf Kitchen: Scale 1:200
Dwg No. 1015/sk13 D - Proposed Skate Hut: Scale 1: 200
Dwg No. 1015/sk14 B - Proposed Shop: Scale 1:200
Dwg No. 1015/sk15 B - Proposed M Christmas Hut: Scale 1:200
Dwg No. 1015/sk16 B - Proposed Post Office: Scale 1:200
Dwg No. 1015/sk17 B - Proposed Ice Rink: Scale 1:200
Dwg No. 1015/sk18 B - Proposed Teepee: Scale 1:100
Dwg No. 1015/sk19 B - Proposed Photo Collect and Gift shop: Scale 1:200
Dwg No. 1015/sk20 C - Proposed Father Christmas Houses: Scale 1:200
Dwg No. 1015/sk21 B - Proposed Elf Ginger Bread Café: Scale 1:100
Dwg No. 1015/sk22 B - Proposed Elf Bank: Scale 1:100
Dwg No. 1015/sk24 C - Proposed Sanitation Type 1: Scale 1:100
Dwg No. 1015/sk26 C - Proposed Secure Stores: Scale 1:100
Dwg No. 1015/sk27 A - Proposed First Aid Unit: Scale 1:100
Dwg No. 1015/sk28 A - Proposed Reindeer Pen: Scale 1:200
Dwg No. 1015/sk29 A - Proposed Workshop Marquee: Scale 1:200
Dwg No. 1015/sk30 A - Proposed Sanitation Type 2: Scale 1:100

Phase 1 Ecology Report (24 May 2013) by Applied Ecology Ltd
Reptile Survey Report by Applied (12 June 2013) Ecology Ltd
Supplementary Ecology Information (25 June 2013) by Applied Ecology Ltd

Supplementary Ecology Information - Great Crested Newt (10 July 2013)
By Applied Ecology Ltd

The following are also approved relative to conditions accompanying this planning permission.

Conditions Application Ref: 13/00161/COND

Information approved in respect of Condition 05 (Means of Enclosure)

- Scheme Of Security Fencing (Report) dated 22 September 2013
- Entertee Fence Issue No 5 dated 19/09/13
- Anti Climb HD Round Top Panel Dwg No 07052232 Rev8
- Example Tee Shield Installation
- Example Smart Hoard Installation
- Security Fence Layout Plan
- Incident Response Plan (IRP) Issue 001
- Incident and Corrective Action Report (ICAR) Issue 001

Information approved in respect of Condition 10 (Contamination Avoidance Plan) received on 26.09.13.

- Prevention Of Spills / Contamination of Land Or Water Courses
- Incident Response Plan (IRP) Issue 001
- Incident and Corrective Action Report (ICAR) Issue 001
- Spill containment equipment - Arco - 56L2132 Plant Nappy details
- Spill Controls
- Fuel & Oil Storage And Use Arrangements
- Spill Risks Site Plan Issue 05

Information approved in respect of Condition 11 (Noise Mitigation)

- Prevention of Noise Report dated 22 September 2013

- Noise Vibration Controls
- Respect the Locals Controls
- Heras Acoustic Barrier System
- Noise Control Site Plan Issue 05
- Background noise levels email & table

Information approved in respect of Condition 12 (Waste Management)

- Waste Management Report dated 22 September 2013
- Hazardous Waste Controls
- 40YED RORO Skip
- Segregation of Waste
- Waste Control Site Plan Issue 05
- Incident Response Plan (IRP) Issue 001
- Incident and Corrective Action Report (ICAR) Issue 001

Information approved in respect of Condition 16 (Site Organisation) on 26.09.13

- Set Up & Removal Phases dated 22 September 2013.
- Dry Ramp System (Wheel Wash)
- Great Crested Newt (GCN) Information to Site Personnel
- Site Plan Phase 1 - Issue 05
- Site Plan Phase 2 - Issue 05
- Incident Response Plan (IRP) Issue 001
- Incident and Corrective Action Report (ICAR) Issue 001

Conditions Application Ref: 13/00164/COND

Information approved in respect of Condition 06 (Reptile Mitigation).

- Note On Reptile and Amphibian (Including Great Crested Newt) Mitigation By Applied Ecology Ltd Dated 26 September 2013.
- Reptile Mitigation - Report Of Work Completed Dated 10th & 14th October 2013.

Information approved in respect of Condition 09 (Great Crested Newts)

- Reptile and Amphibian (Including Great Crested Newt) Mitigation by Applied Ecology Ltd dated 26 September 2013 .

Information approved in respect of Condition 13 (Site Access)

- Dwg 5440M/04 C Proposed Access 278 Works - LPA Received 03.10.13
- Dwg 5440M/01 D proposed Access (Typical Cross Section Details) - LPA Received 30.09.1

Information approved in respect of Condition 17 (shuttle bus scheme)

- Operation of a Shuttle Bus from Ascot and Ascot Station for Staff and Customers - LPA received 22.10.13
- Shuttle Bus Route Map - LPA
- Site Plan showing drop-off and pick-up points at the event

Information approved in respect of Condition 18 (Car Park Management)

5 - Car Park Management Plan 2013 by JB's Marking & Parking version

Information approved in respect of Condition 19 (Highway Signage)

- Diversion Signing Map - Lapland-01-RevB - Amendments
- Signs Schedule - Lapland-02-RevA - Amendments
- Signs Schedule - Lapland-03-RevA - Amendments

The applicant is reminded that consent of the neighbouring Highway authority would be required with regards to the placement of any directional signage outside the administrative boundaries of the borough of Bracknell Forest.

Information approved in respect of Condition 22 (Employee cycle store)

- Bike Park Report
- Bike Park Location
- Details of Secure Covered Cycle Parking (shipping container)

Conditions Application Ref: 13/00168/COND

Information approved in respect of Condition 08 (External Site Lighting)

- Report by Capita dated 3rd October 2013
- Lighting Calculations 01-10-2013
- Lighting Layout Plan
- Data Sheets in respect of NVC Colorado Lighting,
- NVC Tampa Lighting and TL-90 Lighting provision.

Information approved in respect of Condition 14 (Parking Layout and Surface Treatment)

- Monson Dwg No 5440M-05B - Internal Roads and Parking Typical Sections
- Internal Roads Plan as Amended dated 04.11.13

Information approved in respect of Condition 20 (Replacement Tree Planting)

- Dwg No.5440M/04 B - Replacement Tree Positions

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

04. No sales of tickets shall take place on the site.
REASON: - To ensure the impact of this development does not adversely affect the local highway network.
[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]
05. The development and use of the land hereby permitted shall not be commence until details of a scheme of security fencing any other means of enclosure and screening has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as approved before the site is opened to the public.
REASON: - In the interests of the visual amenities and character of the area and site security.

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

06. No development shall take place until habitat management and creation in the reptile receptor area(s) has been completed and a report submitted to and approved by the Local Planning Authority. The reptile receptor area shall remain in situ for the duration of the permission and the report shall be resubmitted each year that event takes place and as many times as necessary until such time that it is approved and shall thereafter adhere to approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1, CS7]

07. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in Applied Ecology Ltd's Reptile Mitigation Strategy. An ecological site inspection report shall be submitted for approval one month prior to the site opening to the public. The report shall be resubmitted each year that event takes place and as many times as necessary until such time that it is approved and shall thereafter adhere to approved details.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1, CS7]

08. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use and the details of the power generators required to power the lighting. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenity of neighbouring residential properties nature conservation.

[Relevant Policies: BFBLP EN20, EN25 and CSDPD CS1, CS7]

09. No development shall begin until a Great Crested Newt mitigation plan has been submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented as approved.

REASON: To in the interests of nature conservation.

[Relevant Policies: BFBLP EN20 and CSDPD CS1, CS7]

10. The development hereby permitted shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing what preventative and remedial measures that will be implemented to prevent any spillages contaminating the land or water courses of the site. The approved scheme shall be implemented prior to the site opening to the public

REASON: To ensure that any potential for contamination can be contained without impacting the upon the natural habitat and species that it supports.

[Relevant Policies: BFBLP EN25]

11. The development hereby permitted shall not commence until details of plant and equipment noise insulation or equivalent including positioning within the site have been submitted to and approved in writing by the Local Planning Authority. The noise generated from the plant and equipment whilst in operation shall not cause the existing background level to increase whilst in

operation to any of the neighbouring residents. The plant and equipment shall be installed and operated in accordance with the approved scheme.

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

[Relevant Policies: BFBLP EN25]

12. The development hereby permitted shall not commence until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the site opening to the public and thereafter shall be retained for the duration of the event.

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

[Relevant Policies: BWLP WLP6 and WLP9]

13. The development hereby permitted shall not be commenced until details of the junction between the proposed site access and Swinley Road has been submitted to and approved in writing by the Local Planning Authority. The site shall not be open to the public until the junction has been constructed in accordance with the approved details.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. The development hereby permitted shall not be commenced until details of the layout of the internal access road and parking surface treatment has been submitted to and approved in writing by the Local Planning Authority. The site shall not be open to the public until the approved details have been implemented.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. Notwithstanding the Drawing Reference 1015/02 rev J, the site shall not open to the public until the associated vehicle parking and turning areas have been marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning for the duration of the event.

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]

16. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority, with regards to the site setup and removal phases that accommodates the following:

(a) Parking of vehicles of site personnel, operatives and visitors

(b) Loading and unloading of plant and vehicles

(c) Storage of plant and materials used in both the setup and removal phases of the development

(d) Wheel cleaning facilities

(e) Temporary portacabins and welfare for site operatives and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (e).

(f) No construction work shall take place on the site between 22:00 hrs and 08:00 hrs

REASON: In the interests of visual amenity, road safety and nature conservation of the site.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

17. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing the operation of the shuttle bus service between Ascot and the site for transferring staff and customers.

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

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users and to encourage sustainable alternative transport options to reduce the reliance on private car travel and make good use of the public transport options.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

18. The development hereby permitted shall not be commenced until a scheme (Car Park Management Plan) has been submitted to and approved in writing by the Local Planning Authority detailing the operation and layout of the on site parking and access arrangements including the use of marshalling within the site to control traffic. The development shall be carried out in accordance with the approved scheme.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users and to encourage sustainable alternative transport options to reduce the reliance on private car travel and make good use of the public transport options.

[Relevant Policies: BFBLP M4, M9, Core Strategy DPD CS23]

19. The development hereby permitted shall not be commenced until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing advanced directional signage to the event on the Highway Network. Details shall include sign size (including size of any lettering), materials, fixings and location.

The site shall not be open to the public until the approved scheme has been fully implemented. The signs shall be maintained for the duration of the event and removed once the event has closed.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

20. The development hereby permitted shall not be commenced until a detailed scheme of proposed tree planting has been submitted to and approved in writing by the Local Planning Authority to mitigate for the loss of any mature trees fronting Swinley Road. The scheme shall include the following comprehensive details of all trees to be removed and the new trees to be planted:

- a) Positions of all proposed species.
- b) Comprehensive details of ground preparation.
- c) Staking/tying method/s.

All tree-planting shall be carried out in full accordance with the approved scheme 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.

REASON: - In the interests of good landscape design and the visual amenity of the area and to compensate for the loss of any trees fronting Swinley Road.

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

21. No overnight sleeping accommodation shall be permitted on the site.
REASON: - For the avoidance of doubt no overnight staff/security accommodation shall be allowed on the site in the interest protecting the amenities of the neighbours and conservation interests of the area after the site has closed after each day of its operation.

[Relevant Plans and Policies: BFBLP M4, Core Strategy DPD CS23]

22. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities for employees. The scheme shall be resubmitted each year that that event takes place (if different from the previously approved details) and as many times as necessary until such time that it is approved and shall thereafter adhere to approved details.

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

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

46. **Application 14/00555/FUL 45 Julius Hill, Warfield, Bracknell**

Erection of a detached double garage to the front.

A site visit was held on Saturday 13 September 2014 which was attended by Councillors Blatchford, Ms Brown, Brossard, Davison, Mrs Phillips, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council
- Five letters of objection from four neighbouring properties raising concerns around the detrimental impact on the street scene and visual amenities of the area. In addition, a loss of light and the proposed development being overbearing.

Members expressed concern around the siting and size of the proposed development and the impact that this would have on neighbouring properties and the street scene. Members agreed that the siting of this detached double garage differed from other garages in this area and would be detrimental to the visual amenity and character of the area.

A motion to **APPROVE** the recommendations of the Head of Development Management as set out in the report and on the supplementary report was moved and seconded. On being put to the vote the motion was **LOST**.

An alternative motion to **REFUSE** the application was moved and seconded and on being put to the vote the motion was **CARRIED**.

It was **RESOLVED** that the application be **REFUSED** for the following reason:

01. By reason of its size and siting the proposed garage would result in an unduly prominent feature that would appear out of keeping with the street scene to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Policy CS7 of the Core strategy Development Plan Document and 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan.

47. **Application 14/00817/FUL Eco-Test MOT and Service Center, New Forest Ride, Bracknell**

Erection of 1.8m chain link fence

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council
- Three letters of objection raising concerns around the impact on visual amenity of the surrounding area, increased commercial activity, impact on highway safety and issues with staff parking.

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 16 July 2014:
drawing no. 218/1b
drawing no. 218/2a
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The excavation works for the proposed position of the fence posts which are located within the root protection area of existing trees on site shall be undertaken only by hand.
REASON: In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
04. The development shall not be begun until a scheme depicting soft landscaping in front of the fence hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development. As a minimum, the quality of all soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any

subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

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

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

48. **Application 14/00822/FUL Station House, Market Street, Bracknell**

Alterations to existing facades including replacement of fixed windows with opening windows, the addition of windows and the incorporation of vent panels.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council
- Eight letters of objection raising concerns around the proposed development being out of character and inappropriate for the area. Concerns around public safety.

Upon being put to the vote it was **RESOLVED** that the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 18th July and 12th August 2014:

153_PLN_01 (B)
153_SKE_140702_01/A
153_SKE_140702_02/A
153_SKE_140702_03/A

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

49. **Government Consultation on Further Relaxation to Planning Controls**

The Head of Development Management delivered a presentation to outline the main changes proposed to planning regulations set out in the recent Government consultation.

CHAIRMAN