

**PLANNING COMMITTEE
21 AUGUST 2014
7.30 - 9.28 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Angell, Birch, Blatchford, Davison, Finch, Finnie, Gbadebo, Heydon, Thompson and Worrall

Also Present:

Councillor Ms Wilson

Apologies for absence were received from:

Councillors Angell, Mrs Barnard, Kensall, Mrs Phillips and Virgo

26. Minutes

RESOLVED that the minutes of the Committee held on 17 July 2014 be agreed as a correct record and signed by the Chairman.

27. Declarations of Interest

There were no declarations of interest.

28. Urgent Items of Business

There were no urgent items of business.

29. Application No 12/00993/OUT - Land At Amen Corner, West Of Beehive Road, Between The Reading-Waterloo Railway Line and London Road, London Road, Binfield

A site visit was held on Saturday 16 August 2014 which was attended by Councillors Angell, Mrs Angell, Blatchford, Brossard, Dudley, Finnie, Gbadebo, Heydon and Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Binfield Parish Council, Natural England, Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust, The Woodland Trust, Thames Water and Thames Valley Police.
- Letters of objection received from HP, Waitrose and seven individuals raising concerns around: a piecemeal form of development potentially prejudicing the future development of North View and South View, increased noise levels and disturbance and the rendering of properties in North View and South View unsaleable. In addition, concerns were expressed about damage to existing Edwardian houses, noise and dirt arising from the construction, the loss of the

existing vegetation between North View and the proposed Spine Road, lighting in the new car park and the impact of affordable housing.

- The comments of the applicant's agents.
- The decision of Wokingham Borough Council's Planning Committee on 20 August 2014 to approve the duplicate application subject to Bracknell Forest Council (BFC) approving this application and agreement of conditions with BFC and the applicants.

Upon being put to the vote it was **RESOLVED** that **the completion of planning obligation(s) under Section 106** of the Town and Country Planning Act 1990 relating to:-

01. The provision of an appropriate level of affordable housing;

02. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), including the provision in perpetuity of on-site bespoke SANG; a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.

03. Securing the timely provision of, and contributions to, local facilities and services including:

- A comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;

- On-site in-kind provision of a Primary School;

- a financial contributions towards the provision by others of Secondary education, post-16 education and Special Educational Needs places;

- a financial contributions towards the provision by others of a multi-functional community hub;

- a financial contribution towards the provision by others of improvements to existing library facilities;

- a financial contribution towards the provision by others of improvements to existing built sport facilities

- a comprehensive package of on-site Open Space of Public Value, in accordance with standards;

- The provision of waste recycling facilities.

Where on site provision is made for infrastructure or services where the intention is that the responsibility for long term management is to be transferred to the Council or other body, in addition a financial contribution towards commuted maintenance and management costs will be sought.

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

01. Approval of the details of the scale of the buildings, the access for (other than the vehicular access to/from the site which is not reserved) and the layout, appearance and landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before a Phase or Sub Phase (as defined within the details to be submitted and approved pursuant to condition 4) is commenced and shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.

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

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.

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

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

04. The development hereby permitted shall not be begun until a Demolition, Construction and Phasing Strategy which shall show the Phases and Sub Phases in which development is to be carried out, has been submitted to and approved in writing by the Local Planning Authority.

The Demolition, Construction and Phasing Strategy shall comprise the following documents unless otherwise agreed in writing by the Local Planning Authority:

1. A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:

- i. Demolition works
- ii. Tree clearance works
- iii. Earthworks
- iv. Construction of development Phases and Sub Phases (including areas of Open Space of Public Value)
- v. The implementation of the Suitable Alternative Natural Greenspace (SANG)
- vi. Highway works (including pedestrian/cyclist routes and alterations for construction access)
- vii. Surface water drainage works
- viii. Landscaping works
- ix. Utility works
- x. Recycling facilities
- xi. Environmental mitigation works identified in the Environmental Statement

xii. Public Art

2. A Planning Submission Programme which shall set out the anticipated sequence for the submission of the Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission

3. Phasing Strategy Diagrams which shall include the following details:

- i. The location of each Phase and Sub Phase of development
- ii. The commencement date and order in which works are to be completed in the development Phases and Sub Phases
- iii. Landscape (including areas of passive and active Open Space of Public Value), utility and highway works for each Phase and Sub Phase.

4. A list of the land use components (including number of dwellings and non residential floorspace) of each Phase and Sub Phase of the development.

The Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission shall thereafter be submitted in accordance with the approved Planning Submission Programme (as may be amended from time to time by agreement in writing by the Local Planning Authority).

The development shall thereafter only be carried out in accordance with the approved Demolition, Construction and Phasing Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

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

PD27/D Site application boundary submitted 12th June 2014

PD86/A Site application boundary showing land relating to planning applications to Bracknell Forest Council & Wokingham Borough Council submitted 12th June 2014

PD87/A Proposed & Existing Public Rights of Way submitted 12th June 2014

PD98/A Parameters Drawing submitted 12th June 2014

PD127 London Road Sections submitted 29th July 2014

23732-001-SK006-C Proposed highway layout (showing details of cycleway) submitted 29th July 2014

23732-001-004-Q Proposed highway layout submitted 29th July 2014

23732-001-018-F Highway Longitudinal Sections & Cross Sections submitted 29th July 2014

23732-001-019-D Visibility Assessments (west) submitted 29th July 2014

23732-001-020-B Visibility Assessments (east) submitted 28th June 2013

23732-001-021 Swept Paths - London Road submitted 28th June 2013

23732-001-022 Swept Paths - roundabout submitted 28th June 2013

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

- Highway layout: 23732/001/014 rev O

06. Prior to the submission of the first Reserved Matters application a Masterplan and Design Code based on the principles in the Design and Access Statement shall be submitted to and approved in writing by the Local Planning Authority. The Design Code will set out design principles in relation to the following:

i. Layout, form, scale, and massing requirements for specific plots, character areas, Phases or Sub Phases of the development

ii. Sustainable design and construction, including energy efficiency

iii. Built form strategies including density and massing, orientation, street grain and permeability, street enclosure, active frontages, type and form of buildings including relationship to plot and landmarks

iv. External materials

v. Mix of dwelling types for each Phase or Sub Phase that contains residential development

vi. Hard and soft landscaping strategy including the retention of important trees

vii. Strategy for the design of the public realm including layout of streets, squares, areas of public open space and areas for play

viii. Sustainable urban drainage

ix. Boundary treatment / fencing / means of enclosure

x. Street lighting, signage, and other street furniture

xi. Alignment, width, gradient, and type of construction proposed for all footways, cycleways and highways

xii. On street and off street vehicle parking, loading and turning areas

xiii. Cycle parking and storage

xiv. Securing access to buildings for all

xv. Integration of strategic utility requirements, landscaping and highway design

xvi. Public art

xvii. External lighting of non-residential buildings, circulatory routes, open spaces and parking areas

Thereafter all Reserved Matters applications shall be submitted in accordance with the approved Masterplan and Design Code (as may be amended from time to time by written agreement with the Local Planning Authority).

REASON: To enable the Local Planning Authority to exercise appropriate control of the design of the development

07. A minimum of 5.12 hectares of Open Space of Public Value (including both active and passive open space, but excluding the SANG area) shall be provided within the development hereby permitted. Such areas of Open Space of Public Value shall be provided in accordance with the Demolition Construction and Phasing Strategy approved by the Local Planning Authority pursuant to condition 04, made available for public use and retained as such thereafter.

REASON: To ensure the adequate provision of open space within the development [Relevant Policies: BFBLP R4, Core Strategy CS8]

08. No dwellings hereby permitted shall be occupied until (a) an area of Suitable Alternative Natural Greenspace (SANG) at Big Wood has been laid out in accordance with the SANG Management Plan; (b) the Big Wood SANG has been made available to the public; (c) the public footpath linking the application site to Big Wood has been enhanced in accordance with the SANG Management Plan and (d) the longer SANGs link between Riggs Copse and Big Wood via the existing footbridge at the end of Beehive Road must be provided and signposted in accordance with the SANGs Management Plan.

No more than 405 dwellings shall be occupied until (a) an area of SANG at Riggs Copse has been laid out in accordance with the SANG Management Plan; (b) the Riggs Copse SANG has been made available to the public; and (c) a footpath link between Riggs Copse and Big Wood has been provided in accordance with the SANG Management Plan.

REASON: To ensure that the SANG is provided at the appropriate time. [Relevant Policies: SEP NRM6; Core Strategy CS14]

09. Prior to commencement of any phase of the development, a programme of archaeological works shall be implemented in accordance with a phase-specific written scheme of investigation for that phase of the development, which has been submitted to and approved by the Local Planning Authority in writing. Where the programme of work provides for field evaluation, the results shall inform archaeological mitigation measures that may be required for that particular phase, to be agreed by the Local Planning Authority.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7]

10. Any application for the approval of landscaping as a Reserved Matter shall include details of the following in respect of the relevant Phase or Sub Phase:

- i. The proposed finished ground levels or contours
- ii. Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- iii. Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- iv. Details of semi mature tree planting.
- v. Comprehensive 5 year post planting maintenance schedule.
- vi. Means of enclosure (walls and fences etc)
- vii. Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- viii. Recycling/refuse or other storage units,

- viii. The siting, layout and equipment proposed for any Active and Passive Open Space of Public Value
 - ix. The creation of new water and associated habitats including landscaped buffers to watercourses
 - x. Details of ecological mitigation measures where appropriate
 - xi. Any other landscape features (water features, seating, trellis and pergolas etc).
- No building within a phase or sub phase shall be occupied until landscaping for that phase or sub phase has been provided in full and in accordance with the approved details of landscaping for that Phase or Sub Phase.
- REASON: In the interests of good landscape design and the visual amenity of the area.
- [Relevant Policies: BFBLP EN2 and EN20, CS CS7]

11. A landscape management plan, including:
- a) long term design objectives;
 - b) management responsibilities; and
 - c) maintenance schedules
- for all landscape areas within a Phase or Sub Phase of the development (other than the SANG, large open space areas to be transferred to the Council by agreement and domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any part of that Phase or Sub-Phase of the development. The landscape management plan shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority. 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' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the Phase or Sub Phase, 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: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.
- [Relevant Policies: BFBLP EN2 and EN20, CS CS7]

12. No Phase or Sub Phase of the development shall be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:-
- a) A comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision), identifying the positions of all existing trees over 250mm girth at 1m (or overall woodland group outlines) to be retained (including their crown spreads) together with any retained hedgerows or shrubbery on the land to be retained in that phase;
 - b) Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site; and
 - c) Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site
- In this condition "retained tree" means an existing tree which is to be retained in accordance with the survey referred to in paragraph (a) above.
- If any retained tree is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same

location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

13. All existing trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority pursuant to condition 12 (part a) shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of that Phase or Sub-Phase and shall be retained until the completion of all building operations on that Phase or Sub-Phase.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

14. Save for domestic gardens, once laid out/planted the areas shown for hard and soft landscaping purposes on the plans approved by the Local Planning Authority pursuant to condition 1 shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

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

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

15. No Phase or Sub Phase of the development hereby permitted shall be commenced until the access works in respect of that Phase or Sub Phase as set out in the approved Demolition, Construction and Phasing Strategy have been completed in accordance with the following drawings (subject to any minor variations that may be required through the completion of a s278 agreement with the Highway Authority):

23732-001-SK006-C Proposed highway layout (showing details of cycleway)

23732-001-004-Q Proposed highway layout

Thereafter such accesses shall be retained and there shall be no motor vehicular access or egress from the site onto London Road, North View, South View, Beehive road or Cain Road other than from these approved accesses.

REASON: In the interests of highway safety.

[Relevant Policies: CS CS23]

16. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling or other building shall be occupied until:

(a) a means of vehicular access; and

(b) a means of access to it for pedestrians and cyclists; and

(c) vehicle and cycle parking spaces;

have been constructed in accordance with details to be submitted to and approved by the Local Planning Authority. Such accesses and parking spaces shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

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

17. No dwelling hereby permitted shall be occupied until a new footway / cycleway adjacent to the north side of London Road has been completed between the Borough boundary and the proposed signal controlled crossing of London Road in general accordance with the works shown on drawing 23732-001-SK006-C.
REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.
[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

18. No development shall take place until an overarching surface water drainage strategy for the whole site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, and in accordance with the submitted Flood Risk Assessment has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate (a) that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event; and (b) that adequate rights exist to permit discharge into the balancing pond owned by HP.

No Phase or Sub Phase of the development hereby permitted shall commence until details for the disposal of surface water using Sustainable drainage systems and sewage for that Phase or Sub Phase have been submitted to and approved in writing, by the Local Planning Authority.

The details submitted will demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm for the Phase or Sub Phase, will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event. The Phase or Sub Phase surface water drainage strategy shall be implemented in full prior to first occupation of that Phase or Sub Phase or within any other period as may be agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BWLP WLP6]

19. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water that should ensure that soakaways are not constructed into contaminated land has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON: There are specific areas of this site identified as having a previous potentially contaminative use. To prevent enhanced mobilisation of unidentified pollutants within the soils or within areas identified as historic landfills surface water drainage systems must not discharge through contaminated land.

[Relevant Policy: BWLP WLP6]

20. Development shall not commence until a foul water drainage strategy detailing any on and/or off site drainage works to upgrade the foul drainage network, has been submitted to and approved by, the Local Planning Authority. The scheme shall be implemented as approved. There shall be no occupation of buildings serviced by foul water infrastructure or discharge of foul or surface water from the site into the public system until the drainage works referred to in the strategy have been completed in full.

Reason: The development may lead to sewage flooding; to ensure that sufficient foul drainage capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

[Relevant Policy: BWLP WLP6]

21. The development hereby permitted 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%).

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: CS Policy CS12]

22. No Phase or Sub Phase shall commence until either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment has been submitted to and approved in writing by the Local Planning Authority demonstrating that the buildings within the relevant Phase or Sub Phase will be capable of meeting a minimum standard of Level 3 of the Code for Sustainable Homes in the case of residential buildings or a "Very Good" BREEAM rating in the case of non-residential buildings. Thereafter the development shall be implemented in accordance with the Design Stage Report and interim certificate and retained in accordance therewith.

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

[Relevant Plans and Policies: CS Policy CS10]

23. Within one month of the first occupation of the final Phase or Sub Phase of the 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 level 3 of the Code for Sustainable Homes in the case of residential buildings or a "Very Good" BREEAM rating in the case of non-residential buildings.

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

[Relevant Policy: Core Strategy DPD CS10]

24. Development shall not be begun until a remediation options appraisal and/or a Tier 3 geo-environmental risk assessment outlining a detailed site specific Remediation Strategy for the Site to further assess the identified geo-environmental risks has been submitted to and approved in writing by the Local Planning Authority. This shall include consideration of the potential presence of asbestos in the soil and provide details of how it will be appropriately managed during any earthworks, foundation work or soil disposal work. It shall confirm the soil gas regime of the site via further soil gas monitoring and risk assessments in accordance with current guidance (e.g. CIRIA, 2007).

Further to any remediation taking place a program of monitoring ground gas shall be commissioned in all of the wells fitted with a gas tap across the site, in accordance with CIRIA C6656, to determine the nature of the ground gas regime at the site and any requirements for gas protection measures within the proposed development. Any additional information provided by the ground gas assessment programme should assist in the refinement of the remedial strategy.

The remediation strategy shall be implemented in full as approved unless otherwise agreed in writing by the Local Planning Authority

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented in full as approved unless otherwise agreed in writing by the Local Planning Authority.

A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction of buildings shall not commence until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report. This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and the CIRIA C665.

REASON: The proposed development is located on a potentially contaminated site, due to its historic land use. This site is sited over an isolated outcrop of Bagshot Beds and Claygate member (Secondary A Aquifers) and there is sufficient groundwater in these aquifers to feed springs that emanate radially from the site. The Phase 1 and 2 reports submitted identify a moderate risk of harm to human health for the residential area of the proposed development and that hotspots for certain contaminants have been identified. In accordance with the recommendations of the Phase 1 and 2 reports a Phase 3 report is required to further assess and remediate the identified geo-environmental risks to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas.

[Relevant Policy: BFBLP EN25]

25. No Phase or Sub Phase of the development hereby permitted shall commence until a lighting strategy for that Phase or Sub Phase has been submitted to and approved in writing, by the Local Planning Authority.

The lighting strategy for each Phase or Sub Phase shall be implemented in full prior to first occupation of that Phase or Sub Phase or within any other period as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

[Relevant Policies: BFBLP EN15, EN20 and EN25]

26. The development shall not be begun until a scheme for the installation of biodiversity enhancement measures (such as wildlife permeable fencing, bird and bats boxes or wildlife gates), including a plan or drawing showing the location of these features, 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 Plans and Policies: CSDPD CS1, CS7]

27. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in the Environmental Impact Assessment unless otherwise agreed in writing by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

28. 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, 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 protected species on site has not changed since the last survey.

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

29. 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.

REASON: In the interests of nature conservation

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

30. No phase or sub phase of the development hereby permitted shall be begun until a scheme for protecting the proposed dwellings/gardens from noise has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any dwelling in that phase or sub phase is occupied.

REASON: To ensure that the amenities of the future residents is not adversely affected by noise. As the road traffic noise assessment indicates that noise mitigation is required as part of this development in order to ensure acceptable internal noise levels for future residential properties as per BS8233:2014 criteria and nearby existing residential properties.

[Relevant Plans and Policies: BFBLP EN25]

31. The development hereby permitted shall not commence until a site-wide Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The site-wide CEMP shall incorporate a Site Waste Management Plan; a Materials Management Plan; a Dust Management Plan; and Wildlife Protection Plan.

No development within any Phase or Sub Phase shall take place, until a Construction Environmental Management Plan (CEMP) for that Phase or Sub Phase has been submitted to and approved in writing by the local planning authority.

The site-wide CEMP and each Phase or Sub Phase CEMP shall include as a minimum:

(i). a Construction Logistics/ Site Organisation Plan (save in respect of the site-wide CEMP)

(ii) The location of construction access for the relevant Phase or Sub Phase of demolition and construction (save in respect of the site-wide CEMP);

(iii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact of local residents and other road users

(iv) Details of the parking of vehicles of site operatives and visitors

(v) Areas for loading and unloading of plant and materials

(vi) Areas for the storage of plant and materials used in constructing the development

(vii) The erection and maintenance of security hoarding

(viii) External lighting of the site

(ix) Method of piling for foundations

- (x) Measures to control the emission of dust, dirt, noise and odour during construction
- (xi) Measures to control surface water run-off
- (xii) Measures to prevent ground and water pollution from contaminants on-site
- (xiii) construction working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
- (xiv) Details of wheel-washing facilities;
- (xv) details in respect of measures to minimise, re-use and re-cycle waste; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner;
- (xvi) details of measures to mitigate the impact of construction activities on ecology including a) an appropriate scale plan showing where construction activities are restricted and protective measures; b) details of protective measures to avoid impacts during construction; c) a timetable to show phasing of construction activities; and d) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance; and
- (xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plans (or any amended scheme as may be agreed in writing by the Local Planning Authority) shall be adhered to throughout the construction period.

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

[Relevant Policies: BFBLP EN25]

32. No development shall take place until a scheme for the translocation of orchids, to include monitoring and remedial action, has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of nature conservation.

[Relevant Plans and Policies: CSDPD CS1]

33. The total amount of floorspace hereby permitted within Use Classes A1, A2, A3 and A4 shall not exceed 1488 sq m gross external area. No retail units within Use Classes A1 or A2 shall individually exceed 375 sq m gross external area. There shall be no amalgamation of units such that at any time any retail unit within Use Classes A1 or A2 exceeds 375 sq m gross external area.

REASON: To accord with the terms of the application and to safeguard the viability and vitality of existing town and village centres.

[Relevant Policies: Core Strategy CS22]

In the event of the S106 planning obligation(s) not being completed by 16th January 2015 the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries, the proposal is contrary to Policy SA6 of the Site Allocations Local plan, Policies CS6 and CS24 of the Bracknell Forest Core Strategy DPD, and Policies M4 and R4 of the Bracknell Forest Borough Local Plan.

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan and Policy CS16 of the Core Strategy Development Plan Document.

30. **PS Application No 13/00966/FUL - Binfield House Nursery, Terrace Road North, Binfield**

This application was **WITHDRAWN** from the agenda to allow further notifications to be undertaken in relation to the associated listed building application 13/00967/LB.

31. **PS Application No 13/00967/LB - Binfield House Nursery, Terrace Road North, Binfield**

This application was **WITHDRAWN** from the agenda to allow further notifications to be undertaken.

32. **Application No 14/00238/3 - Cranbourne Primary School, Lovel Road, Winkfield**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council, English Heritage and Sport England.
- One letter of objection raising concerns around: the location of the bin store, the height of the proposed extensions, the type of roofing and access arrangements.

Upon being put to 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 plans and other submitted details:

5124789/A/001/T2 received 08.04.14
5124789/A/200/P2 received 08.04.14
5124789/A/201/P2 received 08.04.14
5124789/A/202/P2 received 08.04.14
5124789/A/203/P2 received 08.04.14
5124789/A/206/P2 received 08.04.14
5124789/A/210/P2 received 08.04.14

5124789/A/900/P2 received 08.04.14

5124789/A/211/T1 received 20.07.14

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

03. The number of pupils on the Cranbourne Primary School roll shall be restricted to no more than 220 at any time.

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]

04. 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 CS2]

05. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

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

The Construction Method Statement shall be observed, performed and complied with.

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: BFBLP EN1 and EN20, CSDPD CS7]

06. 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]

07. The demolition shall not begin until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of these enhancements, 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: BFBLP EN3 and CSDPD CS1 and CS7]

08. No development shall take place 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 samples.

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

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

09. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of 'Very Good' or 'Excellent' BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

10. 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]

11. 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 that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). 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]

12. No development shall take place until details of existing and proposed cycle parking has been submitted to and approved in writing by the Local Planning Authority. The extensions shall not be occupied until the approved scheme has been implemented. The facilities as agreed in writing by the Local Planning Authority shall be retained thereafter.

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

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

13. 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:

- the parking of vehicles of site operatives and visitors,
- maintaining safe pedestrian access to and around the school site at all times,
- 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,
- measure to control the emission of dust and dirt, noise and smell,
- 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 Core Strategy DPD CS23]

33. Application No 14/00239/LB - Cranbourne Primary School, Lovel Road, Winkfield

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council and English Heritage.
- One letter of objection summarised in Minute 32 (Application No 14/00238/3) above.

Upon being put to the vote it was **RESOLVED** that the application and this report with suggested conditions be referred to the Government for determination in accordance with the regulations in respect of applications for listed building consent made by the Council.

34. Application No 14/00315/OUT - Land At Amen Corner North, London Road, Binfield

A site visit was held on Saturday 16 August 2014 which was attended by Councillors Blatchford, Brossard, Dudley, Finnie, Thompson and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Binfield Parish Council, Natural England and Thames Water.
- One letter of objection raising concerns around: the erosion of local character, increased traffic and the blurring of boundaries between Wokingham and Bracknell/Binfield.
- The decision of Wokingham Borough Council's Planning Committee on 20 August 2014 to approve the duplicate application subject to Bracknell Forest Council (BFC) approving this application and agreement of conditions with BFC and the applicants.

Upon being put to the vote it was **RESOLVED** that authority to determine the application be delegated to the Head of Development Management upon the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 and subject to various conditions, amended, added to or deleted as he considers necessary.

That following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. The provision of an appropriate level of affordable housing;
02. Measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA), including the provision in perpetuity of on-site bespoke SANG; a financial contribution towards Strategic Access Management and Monitoring; and any other measures that are required to satisfy Habitat Regulations, the Council's Thames Basins Heaths SPA Avoidance and Mitigation Strategy and relevant guidance.
03. Securing the timely provision of, and contributions to, local facilities and services including:
 - A comprehensive package of on and off-site transport measures (either through provision in kind or a financial contribution towards provision by others) to mitigate the development's impact on roads and encourage sustainable modes of transport;
 - On-site provision of a Single Form of Entry Primary School;
 - a financial contributions towards the provision by others of Secondary education, post-16 education and Special Educational Needs places;
 - a financial contributions towards the provision by others of a multi-functional community hub;
 - a financial contribution towards the provision by others of improvements to existing library facilities;
 - a financial contribution towards the provision by others of improvements to existing built sport facilities
 - a comprehensive package of on-site Open Space of Public Value, in accordance with standards;
 - The provision of waste recycling facilities.

Where on site provision is made for infrastructure or services where the intention is that the responsibility for long term management is to be transferred to the Council or other body, in addition a financial contribution towards commuted maintenance and management costs will be sought.

That the Head of Development Management be authorised to **APPROVE** the application subject to the following condition(s):-

01. Approval of the details of the scale of the buildings, the access for (other than the vehicular access to/from the site which is not reserved) and the layout, appearance and landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before a Phase (as defined within the details to be submitted and approved pursuant to condition 4) is commenced and shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990
02. Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
04. The development hereby permitted shall not be begun until a Construction and Phasing Strategy which shall show the Phases in which development is to be

carried out, has been submitted to and approved in writing by the Local Planning Authority.

The Construction and Phasing Strategy shall comprise the following documents unless otherwise agreed in writing by the Local Planning Authority:

1. A Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:

- i. Tree clearance works
- ii. Earthworks
- iii. Construction of development Phases (including areas of Open Space of Public Value)
- iv. The implementation of the Suitable Alternative Natural Greenspace (SANG)
- v. Highway works (including pedestrian/cyclist routes and alterations for construction access)
- vi. Surface water drainage works
- vii. Landscaping works
- viii. Utility works
- ix. Recycling facilities
- x. Environmental mitigation works identified in the Ecology Impact Statement

Xi. Public Art

2. A Planning Submission Programme which shall set out the anticipated sequence for the submission of the Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission

3. Phasing Strategy Diagrams which shall include the following details:

- i. The location of each Phase of development
- ii. The commencement date and order in which works are to be completed in the development Phases
- iii. Landscape (including areas of passive and active Open Space of Public Value), utility and highway works for each Phase.

4. A list of the land use components (including number of dwellings and non residential floorspace) of each Phase of the development.

The Masterplan, Design Code, Reserved Matters, strategies and other details as referred to in other conditions attached to this permission shall thereafter be submitted in accordance with the approved Planning Submission Programme (as may be amended from time to time by agreement in writing by the Local Planning Authority).

The development shall thereafter only be carried out in accordance with the approved Construction and Phasing Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

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

Land Use Plan (Drawing no. 18016 53 Rev A)

Proposed Site Access from London Road (Existing London Road Layout) (Drawing no. JNY7185- 02 Rev D)

Proposed Secondary Access Junction (Drawing No. JNY7185-06 Rev F)

Proposed Signal Controlled Primary Access Junction (Drawing No. JNY7185-08 Rev D)

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

06. Prior to the submission of the first Reserved Matters application a Masterplan and Design Code based on the principles in the Design and Access Statement shall

be submitted to and approved in writing by the Local Planning Authority. The Design Code will set out design principles in relation to the following:

- i. Layout, form, scale, and massing requirements for specific plots, character areas and Phases of the development
- ii. Sustainable design and construction, including energy efficiency
- iii. Built form strategies including density and massing, orientation, street grain and permeability, street enclosure, active frontages, type and form of buildings including relationship to plot and landmarks
- iv. External materials
- v. Mix of dwelling types for each Phase that contains residential development
- vi. Hard and soft landscaping strategy including the retention of important trees
- vii. Strategy for the design of the public realm including layout of streets, squares, areas of public open space and areas for play
- viii. Sustainable urban drainage
- ix. Boundary treatment / fencing / means of enclosure
- x. Street lighting, signage, and other street furniture
- xi. Alignment, width, gradient, and type of construction proposed for all footways, cycleways and highways
- xii. On street and off street vehicle parking, loading and turning areas
- xiii. Cycle parking and storage
- xiv. Securing access to buildings for all
- xv. Integration of strategic utility requirements, landscaping and highway design
- xvi. Public art
- xvii. External lighting of non-residential buildings, circulatory routes, open spaces and parking areas
- xviii. The provision and disposition of the primary school and other community facilities

Thereafter all Reserved Matters applications shall be submitted in accordance with the approved Masterplan and Design Code (as may be amended from time to time by written agreement with the Local Planning Authority).

REASON: To enable the Local Planning Authority to exercise appropriate control of the design of the development

07. Open Space of Public Value and other Green Infrastructure shall be provided within the development hereby permitted in accordance with the amount and disposition shown on the approved Land Use Plan, and phased in accordance with the Construction and Phasing Strategy to be approved by the Local Planning Authority pursuant to condition 04. Thereafter they shall be made available for public use and retained as such.

REASON: To ensure the adequate provision of Green Infrastructure within the development

[Relevant Policies: BFBLP R4, Core Strategy CS8]

08. No dwellings hereby permitted shall be occupied until an area of Suitable Alternative Natural Greenspace (SANG) of 9.9 hectares has been laid out and made available to the public in accordance with the approved land use plan and the SANG Management Plan.

REASON: To ensure that the SANG is provided at the appropriate time.

[Relevant Policies: SEP NRM6; Core Strategy CS14]

09. Prior to commencement of any phase of the development, a programme of archaeological works shall be implemented in accordance with a phase-specific written scheme of investigation for that phase of the development, which has been submitted to and approved by the Local Planning Authority in writing. Where the programme of work provides for field evaluation, the results shall inform

archaeological mitigation measures that may be required for that particular phase, to be agreed by the Local Planning Authority.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7]

10. Any application for the approval of landscaping as a Reserved Matter shall include details of the following in respect of the relevant Phase:

- i. The proposed finished ground levels or contours
- ii. Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- iii. Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- iv. Details of semi mature tree planting.
- v. Comprehensive 5 year post planting maintenance schedule.
- vi. Means of enclosure (walls and fences etc)
- vii. Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- viii. Recycling/refuse or other storage units,
- viii. The siting, layout and equipment proposed for any Active and Passive Open Space of Public Value
- ix. The creation of new water and associated habitats including landscaped buffers to watercourses
- x. Details of ecological mitigation measures where appropriate
- xi. Any other landscape features (water features, seating, trellis and pergolas etc).

No building within a phase shall be occupied until landscaping for that phase has been provided in full and in accordance with the approved details of landscaping for that Phase. REASON: In the interests of good landscape design and the visual amenity of the area.

Relevant Policies: BFBLP EN2 and EN20, CS CS7]

11. A landscape management plan, including:

- a) long term design objectives;
- b) management responsibilities; and
- c) maintenance schedules

for all landscape areas within a Phase of the development (other than the SANG, large open space areas to be transferred to the Council by agreement and domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any part of that Phase of the development. The landscape management plan shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority.

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' or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the Phase, 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: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.

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

12. No Phase of the development shall be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:-

a) a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision), identifying the positions of all existing trees over 250mm girth at 1m (or overall woodland group outlines) to be retained (including their crown spreads) together with any retained hedgerows or shrubbery on the land to be retained in that phase;

b) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site; and

c) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site

In this condition "retained tree" means an existing tree which is to be retained in accordance with the survey referred to in paragraph (a) above.

If any retained tree is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

13. All existing trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority pursuant to condition 12 (part a) shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of that Phase and shall be retained until the completion of all building operations on that Phase.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

14. Save for domestic gardens, once laid out/planted the areas shown for hard and soft landscaping purposes on the plans approved by the Local Planning Authority pursuant to condition 1 shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

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

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

15. No Phase of the development hereby permitted shall be commenced until the access works in respect of that Phase as set out in the approved Construction and Phasing Strategy have been completed in accordance with the following drawings (subject to any minor variations that may be required through the completion of a s278 agreement with the Highway Authority):

Proposed Site Access from London Road (Existing London Road Layout) (Drawing no. JNY7185- 02 Rev D)

Proposed Secondary Access Junction (Drawing No. JNY7185-06 Rev F)
Proposed Signal Controlled Primary Access Junction (Drawing No. JNY7185-08 Rev D)

Thereafter such accesses shall be retained and there shall be no motor vehicular access or egress from the site onto London Road other than from these approved accesses.

REASON: In the interests of highway safety.

[Relevant Policies: CS CS23]

16. Unless otherwise agreed in writing by the Local Planning Authority, no dwelling or other building shall be occupied until:

- (a) a means of vehicular access; and
- (b) a means of access to it for pedestrians and cyclists; and
- (c) vehicle and cycle parking spaces;

have been constructed to serve that dwelling or building in accordance with details to be submitted to and approved by the Local Planning Authority. Such accesses and parking spaces shall thereafter be retained.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.

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

17. No dwelling hereby permitted shall be occupied until a new footway / cycleway adjacent to the north side of London Road has been completed between the Borough boundary and Murrell Hill Lane in general accordance with the works shown on drawing JNY7185-02 Rev D.

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

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

18. No development shall take place until an overarching surface water drainage strategy for the whole site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event.

No Phase of the development hereby permitted shall commence until details for the disposal of surface water using Sustainable drainage systems and sewage for that Phase have been submitted to and approved in writing, by the Local Planning Authority.

The details submitted will demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm for the Phase, will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event. The Phase surface water drainage strategy shall be implemented in full prior to first occupation of that Phase or within any other period as may be agreed in writing by the Local Planning Authority.

The drainage strategy should be in general accordance with the strategy promoted in the approved Flood Risk Assessment Report prepared by RPS dated 21st March 2014.

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

[Relevant Policy: BWLP WLP6]

19. Development shall not commence until a foul water drainage strategy detailing any on and/or off site drainage works to upgrade the foul drainage network, has been submitted to and approved by, the Local Planning Authority. The scheme shall be implemented as approved. There shall be no occupation of buildings serviced by foul water infrastructure or discharge of foul or surface water from the site into the public system other than in compliance with the approved strategy. Reason: The development may lead to sewage flooding; to ensure that sufficient foul drainage capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. [Relevant Policy: BWLP WLP6]

20. The development hereby permitted shall not commence until a site-wide Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The site-wide CEMP shall incorporate a Site Waste Management Plan; a Materials Management Plan; a Dust Management Plan; and an Ecological Construction Method Statement. No development within any Phase shall take place, until a Construction Environmental Management Plan (CEMP) for that Phase has been submitted to and approved in writing by the local planning authority.

The site-wide CEMP and each Phase CEMP shall include as a minimum:

- (i) a Construction Logistics/ Site Organisation Plan (save in respect of the site-wide CEMP)
 - (ii) The location of construction access for the relevant Phase of demolition and construction (save in respect of the site-wide CEMP);
 - (iii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact of local residents and other road users
 - (iv) Details of the parking of vehicles of site operatives and visitors
 - (v) Areas for loading and unloading of plant and materials
 - (vi) Areas for the storage of plant and materials used in constructing the development
 - (vii) The erection and maintenance of security hoarding
 - (viii) External lighting of the site
 - (ix) Method of piling for foundations
 - (x) Measures to control the emission of dust, dirt, noise and odour during construction
 - (xi) Measures to control surface water run-off
 - (xii) Measures to prevent ground and water pollution from contaminants on-site
 - (xiii) construction working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;
 - (xiv) Details of wheel-washing facilities;
 - (xv) details in respect of measures to minimise, re-use and re-cycle waste; minimise the pollution potential of unavoidable waste; and dispose of unavoidable waste in an environmentally acceptable manner;
 - (xvi) details of measures to mitigate the impact of construction activities on ecology including a) an appropriate scale plan showing where construction activities are restricted and protective measures; b) details of protective measures to avoid impacts during construction; c) a timetable to show phasing of construction activities; and d) persons responsible for compliance with legal consents, planning conditions, installation of protective measures, inspection and maintenance; and
 - (xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.
- The approved Construction Environmental Management Plans (or any amended scheme as may be agreed in writing by the Local Planning Authority) shall be adhered to throughout the construction period.

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

[Relevant Policies: BFBLP EN25]

21. The development hereby permitted 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%).

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: CS Policy CS12]

22. No Phase shall commence until either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment has been submitted to and approved in writing by the Local Planning Authority demonstrating that the buildings within the relevant Phase will be capable of meeting a minimum standard of Level 3 of the Code for Sustainable Homes in the case of residential buildings or a "Very Good" BREEAM rating in the case of non-residential buildings. Thereafter the development shall be implemented in accordance with the Design Stage Report and interim certificate and retained in accordance therewith.

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

[Relevant Plans and Policies: CS Policy CS10]

23. Within one month of the final occupation of the final Phase of the 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 level 3 of the Code for Sustainable Homes in the case of residential buildings or a "Very Good" BREEAM rating in the case of non-residential buildings.

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

[Relevant Policy: Core Strategy DPD CS10]

24. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: This site is located over an isolated outcrop of Bagshot Beds and Claygate member (Secondary A Aquifers) and there is sufficient groundwater in these aquifers to feed springs that emanate from the site. Whilst the former gravel pit has been investigated and found not to contain back filled material there could be other parts of the site that have been fly-tipped with waste material. Any such material encountered during development should be dealt with in an appropriate manner.

[Relevant Policy: BFBLP EN25]

25. 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 a Lighting Strategy that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

[Relevant Policies: BFBLP EN15, EN20 and EN25]

26. The development shall not be begun until a scheme for the installation of biodiversity enhancement measures (such as wildlife permeable fencing, bird and bats boxes or wildlife gates), including a plan or drawing showing the location of these features, 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 Plans and Policies: CSDPD CS1, CS7]

27. The scheme hereby permitted shall be carried out in accordance with the mitigation measures, compensation and enhancement outlined in Table 7.1 of the Ecological Impact Assessment prepared by EPR dated February 2014 unless otherwise agreed in writing by the Local Planning Authority. An ecological site inspection report shall be submitted for approval within three months of the first occupation of any dwelling hereby approved.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1]

28. 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, 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 protected species on site has not changed since the last survey.

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

29. 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.

REASON: In the interests of nature conservation

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

30. No phase of the development hereby permitted shall be begun until a scheme for protecting the proposed dwellings/gardens from noise has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any dwelling in that phase is occupied.

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

[Relevant Plans and Policies: BFBLP EN25]

In the event of the S106 planning obligation(s) not being completed by 16th January 2015 the Head of Development Management be authorised to REFUSE the application on the grounds of:-

01. The proposed development would unacceptably increase the pressure on the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards the transportation network, education facilities, community facilities, public open space, built sports facilities and libraries, the proposal is contrary to Policy SA6 of the Site Allocations Local plan, Policies CS6 and CS24 of the Bracknell Forest Core Strategy DPD, and Policies M4 and R4 of the Bracknell Forest Borough Local Plan.

02. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the applicants have not satisfactorily mitigated the development to comply with the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012. In the absence of a section 106 planning obligation to secure suitable mitigation measures, the proposal would therefore be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and to the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (SPD) 2012.

03. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan and Policy CS16 of the Core Strategy Development Plan Document.

35. **Application No 14/00472/OUT - Golf Driving Range, South View, Binfield**

A site visit was held on Saturday 16 August 2014 which was attended by Councillors Angell, Mrs Angell, Blatchford, Brossard, Dudley, Finnie, Gbadebo, Heydon and Thompson.

Upon being put to the vote it was **RESOLVED** that authority to determine the application be delegated to the Head of Development Management upon the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 and subject to various conditions, amended, added to or deleted as he considers necessary.

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to:-

01. The securing, implementation and monitoring of a School Travel Plan

That the Head of Development Management be authorised to **APPROVE** the application subject to the following conditions:-

01. Approval of the details of the scale of the buildings(s), the access for and the layout, appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

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

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

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

04. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 6th May 2014:

Drawing 1:001 Site Application boundary

Drawing 1:002 Parameters Drawing

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans or details).

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

05. Prior to the submission of any reserved matters application a programme of archaeological evaluation work shall be secured and implemented in accordance with a written scheme of investigation, which has been submitted to and approved by the Local Planning Authority in writing.

REASON: In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7])

06. The development hereby permitted shall not be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:-

a). a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision), identifying the positions of all existing trees over 250mm girth at 1m (or overall woodland group outlines) to be retained (including their crown spreads) together with any retained hedgerows or shrubbery on the land to be retained in that phase;

b). Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site; and

c). Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site

In this condition "retained tree" means an existing tree which is to be retained in accordance with the survey referred to in paragraph (a) above.

If any retained tree is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

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

07. Condition 07. All existing trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority

pursuant to condition 6 (part a) shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of the development and shall be retained until the completion of all building operations.

No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/ sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN2 and EN20, CS CS7])

08. No occupation of the building hereby permitted shall take place until a new road has been constructed between London Road and Cain Road and a new junction has been provided to this road from Beehive Road. Thereafter the means of vehicular access and egress to the permitted building shall be from Beehive Road only.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. No building shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

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

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

11. The development hereby permitted shall not be begun until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

12. No building shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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

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

13. 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 (including shower facilities and lockers for employees). The building shall not be occupied until the approved scheme has been implemented. Thereafter the facilities shall be retained as approved.

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

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

14. Any gates provided to a vehicular access shall open away from the highway and be set back a distance of at least seven metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

16. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

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

The development shall be carried out in accordance with the approved scheme or any amended scheme as may be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area.
[Relevant Policies: BFBLP EN25]

17. No site clearance shall take place during the bird-nesting period of 1st March to 31st August inclusive unless an appropriate survey has been undertaken and the relevant site clearance works have been authorised by a qualified ecologist.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

18. Any application for the approval of landscaping as a Reserved Matter shall include details of the following:

- i. The proposed finished ground levels or contours
- ii. Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- iii. Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- iv. Details of semi mature tree planting.
- v. Comprehensive 5 year post planting maintenance schedule.
- vi. Means of enclosure (walls and fences etc)
- vii. Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- viii. Recycling/refuse or other storage units,
- ix. Details of ecological mitigation measures where appropriate
- x. Any other landscape features (water features, seating, trellis and pergolas etc).

No building shall be occupied until landscaping has been provided in full and in accordance with the approved details of landscaping.

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

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

19. The development hereby permitted shall not be begun until details for the disposal of surface water using Sustainable drainage systems have been submitted to and approved in writing, by the Local Planning Authority. The details submitted will demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event. The surface water drainage strategy shall be implemented in full prior to first occupation or within any other period as may be agreed in writing by the Local Planning Authority.

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

[Relevant Policy: BWLP WLP6]

20. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved 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 CS 12]

21. No Phase of the development hereby permitted shall commence until either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment has been submitted to and approved in writing by the Local Planning Authority demonstrating that the buildings within the relevant Phase will be capable of meeting a minimum standard of a "Very Good" BREEAM rating. Thereafter the development shall be implemented in accordance with the Design Stage Report and interim certificate and retained in accordance therewith.

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

22. Within one month of the first occupation of the development (unless a longer period of time has been agreed with the Local Planning Authority in writing), 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 a "Very Good" BREEAM rating.

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

[Relevant Policy: Core Strategy DPD CS10]

In the event of the S106 planning obligation not being completed by 16th January 2015 the Head of Development Management be authorised to **REFUSE** the application on the grounds of:-

01. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards the monitoring of a School Travel Plan, the proposed development would not make adequate provision for access by sustainable modes of transport and would therefore be contrary to Policy CS24 of the Bracknell Forest Core Strategy DPD.

36. **Application No 14/00612/FUL - 29 Robin Lane, Sandhurst**

The Committee noted:

- The comments of Sandhurst Town Council.
- Five letters of objection in respect of the original plans raising concerns around: the footprint and size of the garage, the roof of the garage being visually intrusive, the design being out of keeping with neighbouring dwellings, the extension resulting in loss of privacy to neighbouring properties, to close to the boundary of the neighbouring property and overbearing.
- One letter of objection in respect of the amended plans raising concerns around: the proximity of the extension to the neighbouring property, the height of the roof line, the type of window and the loss of privacy.

Upon being put to the vote it was **RESOLVED** that the 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:

Drg no 03 Rev B received by the LPA 15.07.2014

Drg no 04 Rev A received by the LPA 15.07.2014

Site Location Plan received by the LPA 06.06.2014

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

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

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

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

04. 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 with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the north elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

05. The first floor windows in the north elevation serving the bedroom hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) to a height of 1.7m from floor level. The windows shall at all times be fixed closed to a height of 1.7m from internal floor level.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

06. No development (including initial site-clearance) shall take place until a detailed scheme, and programme for its implementation for the protection of existing trees to be retained, 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. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner) through to completion of the construction works and the completion of any hard landscaping works. The submitted scheme shall include the following:

- a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.
- b) All proposed tree removal and retention
- c) Minimum 'Root Protection Areas' of all existing trees to be retained within the site and on neighbouring land adjacent to the proposed development, calculated in accordance with BS5837 recommendations.
- d) Plans of a minimum scale of 1:200 showing the proposed locations of protective barrier(s), constructed in accordance with Section 6 (Figures 2 or 3) of BS 5837:2012, 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.
- e) Proposed ground protection measures in accordance with Section 6 (Figure 3) of BS 5837:2012.
- f) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
- g) Illustration(s) of the proposed fencing structure(s) to be erected.

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

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]

07. The protective fencing and other protection measures specified by condition 6 shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

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]

37. **Application No 14/00630/3 - Garth Hill College, Bull Lane, Bracknell**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- One letter of objection raising concerns around: the loss of trees and seeking replacement trees on site, likely increased traffic to the site and the impact on 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 23.6.14 and 22.7.14]:

5125156-COL-LA001/B
5125156-COL-LA070/A
5125156-COL-LA070/A
5125156-COL-LA100/G
5125156-COL-LA200/A

385GHCDM/T90/801/T1

5125156-001001/P1

5125156-001002/P1

5125156-001003/P1

5125156-001004/P1

5125156-002001/P1

5125156-002002/P1

5125156-003001/P1

5125156-003002/P1

5125156/SK/004/A

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

03. No development shall take place 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.

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

04. The development hereby permitted shall not be begun until a measured survey of the site and a plan prepared to a scale not less than 1:500 showing details of existing and intended finished ground floor levels has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the building.

REASON: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

05. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) control of noise

(ii) control of dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) proposed method of piling for foundations

(v) construction working hours

(vi) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

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

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

[Relevant Policies: BFBLP EN25]

06. 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.

REASON: In the interests of nature conservation.

(Relevant plans and policies: BFBLP EN3 CS1, CS7)

07. The development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained, in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations' (or any subsequent revision), has been submitted to and

approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following: - a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development.

b) Positions and spreads of existing hedgerows and groups of mature shrubs.

c) All proposed tree, hedge, shrub removal and retention.

d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.

e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2005, 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.

f) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2005.

g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.

h) Illustration/s of the proposed fencing structure/s to be erected.

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

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]

08. The development hereby permitted 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. 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 by the Local Planning Authority.

REASON: In the interests of visual amenity
(Relevant Policies: BFBLP EN15, EN20 and EN25)

10. The building hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

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

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

11. The development hereby permitted shall not be begun until
(a) details of the management of the car parking area to be used as a drop-off facility to include details of any barrier system to be installed
(b) details of the signing for the car parking areas
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided, signed and managed in accordance with the approved details and the spaces, signage and management shall thereafter be retained.

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

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

12. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

13. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

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

[Relevant Policy: Core Strategy DPD CS10]

14. 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]

15. The development hereby permitted shall be implemented in accordance with the submitted Energy Statement and thereafter the buildings constructed by the carrying out of the development shall be operated in accordance with the submitted Energy Statement.

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

[Relevant Policy: Core Strategy DPD CS12]

16. The development hereby permitted shall not be begun until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

17. The building hereby approved shall not be occupied until a revised travel plan for Garth College has been submitted to, and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car, a scheme of monitoring and provide for periodic review. The travel plan shall be implemented as agreed.

REASON: To encourage the use of all travel modes.

[Relevant Policies: Core Strategy Development Plan Document CS23]

18. The building hereby approved shall not be occupied until a car parking strategy for a phased increase in the capacity of parking and drop-off facilities at the

Wick Hill centre car park has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved.

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]

38. Application No 14/00702/FUL - 13 Hart Close, Bracknell

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- Two letters of objection raising concerns around: ground works in relation to the proposal having started, the storage of materials within a communal parking bay and the possibility that the property might be rented out to multiple individuals.

The Chairman requested that officers monitor the proposed development to ensure that it is used as a living space.

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 17 July 2014:

AD 3553 Sheet 2 Rev. A 'Proposed plans, elevations, location plan & site plan'

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

39. Date of Next Meeting

18th September 2014

CHAIRMAN