

PLANNING COMMITTEE
19 APRIL 2012
7.30 - 9.30 PM



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman),
Mrs Angell, Mrs Barnard, Blatchford, Ms Brown, Davison, Finch, Finnie,
Heydon, Kendall, Leake, Mrs Pile, Sargeant, Thompson and Virgo

Apologies for absence were received from:

Councillors Birch and Worrall

83. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 15 March 2012 be agreed as a correct record and signed by the Chairman.

84. Declarations of Interest

Councillor Ms Brown declaration a prejudicial interest in respect of item 11, Confirmation of Tree Preservation Order 1088 on land at 87 Moordale Avenue, Bracknell as she had written to the Planning Department in support of the objector.

85. 12/00142/FUL - 65 Gainsborough, Bracknell, Berkshire

The Committee noted :

- The comments of Bracknell Town Council
- One letter of objection, two letters not raising any objection and one letter from the applicant

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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 20 February 2012:
block plan
drawing no. 717765-02
drawing no. 717765-03
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The proposed extension is not considered to impact upon the residential amenities of neighbouring properties by virtue of loss of daylight or overbearing impact. Further, the proposal is not considered to appear visually prominent within the street scene. The planning application is therefore approved.

86. **12/00026/FUL - 19 Yorkshire Place, Warfield, Bracknell**

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Committee noted :

- The supplementary report of the Head of Development Management tabled at the meeting
- The comments of Warfield Parish Council
- Three letters of support, two from residents of Yorkshire Place and the other from address unknown.

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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 23/01/12:

Site Location Plan, Block Plan, proposed first floor plan, proposed north elevation, proposed south elevation, proposed east elevation, proposed west elevation, Aerial view of the loft conversion
Amended Proposed second floor plan received by the Local Planning Authority on 30/03/12.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the east and west elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area

M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the existing dwelling and the surrounding area, the amenity of neighbouring residents or highway safety. The planning application is therefore approved.

87. **12/00036/FUL - 54 Napier Road, Crowthorne, Berkshire**

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Committee noted :

- The comments of Crowthorne Parish Council
- Two letters of objection

The Committee expressed concerns that the proposed development was unneighbourly and would obscure light into the neighbour's toilet window located in the side elevation at ground floor level. The close proximity of the extension to the neighbour's property at 56 Napier Road of 0.2m would preclude any enjoyment of that side of the neighbour's property, to the detriment of their living conditions.

Notwithstanding the recommendation of the Head of Development Management for approval, the Committee unanimously

RESOLVED that the application be **refused** for the following reasons:-

The proposed extension by reason of its design and close proximity to the neighbouring property at 56 Napier Road would result in an unneighbourly form of development detrimental to the amenities of the occupiers of that property. The

development is therefore contrary to Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document.

88. **12/00080/FUL - 1 Patrick Gardens, Warfield, Bracknell**

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Committee noted :

- The comments of Warfield Parish Council
- One letters of objection

RESOLVED that **unconditional approval** be granted.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

H12 which seeks to prevent the enclosure or change of use open land in residential areas.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, H12, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The retrospective enclosure of approximately 15 sq m of land into private garden is not considered to have an adverse impact upon the visual amenities of the surrounding area. The means of enclosure does not appear out of character within the surrounding area. The enclosure of land does not impact upon the residential amenities of neighbouring properties or highway matters. The planning application is therefore approved.

89. **12/00131/FUL - Dunraven House, Thibet Road, Sandhurst**

The Committee noted :

- The supplementary report of the Head of Development Management tabled at the meeting;
- One letters of objection and a letter from the applicant.

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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 8 February 2012:
drawing nos. DHTR - 1,2,3,4,5,6, 7, 14
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in the planning application form received 8 February 2012 by the Local Planning Authority.
04. The first floor windows serving the en-suite bathrooms in the side elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight.
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawings.
06. No part of the extension shall be occupied until a means of access for pedestrians has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The approved means of access shall thereafter be retained.
07. Any gates provided shall open away from the highway and be set back a distance of at least 6 metres from the edge of the carriageway of the adjoining highway.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

H4 which permits development where it would not undermine the quality or residential character of defined areas of special housing character.

M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained within the NPPF has been taken into account. This does not alter officer recommendation.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, H4, M9, CSDPD CS7, SEP CC6. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

90. **12/00169/NMA - 5 Cooke Rise, Warfield, Bracknell**

The Committee noted the supplementary report of the Head of Development Management tabled at the meeting;

RESOLVED that the details included in the application form be **approved** as a non-material amendment to Planning Permission 11/00414/FUL.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area

Core Strategy Development Plan Document:

CS7 which seeks to ensure that developments are of high quality design.

South East Plan:

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place.

Guidance contained in the National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity given the appearance of the existing dwelling and the surrounding area or the amenity of neighbouring residents.

91. **PS Confirmation of Tree Preservation Order (TPO) 1088, Land at 87 Moordale Avenue**

Having declared a prejudicial interest, Councillor Ms Brown withdrew from the meeting during consideration of this item.

A site visit had been held on Saturday 14 April 2012 which had been attended by Councillors Mrs Angell, Blatchford, Davison, Dudley, Finnie, Mrs Pile and Thompson.

The Council had made a TPO to retain and protect this Monterey Pine tree, that was assessed to be of public amenity value and was judged to be at expedient risk of removal. An objection had been raised and the matter was referred to the Planning Committee for a decision on whether to confirm the TPO.

This item had met the criteria for public speaking and the Committee was addressed by Mr. Gerry Haines, a local resident and son of the objector.

The Committee considered the reasons for making the TPO and the supporting information, including details of a resident's objection; a petition of 63 local residents' signatures supporting the objection; and an independent report commissioned by the objector. The Committee noted that the objector was not in fact the owner of the tree.

The Committee expressed concerns about

- the unsuitability of the tree in this location;
- the potential danger of falling branches and the quality of life for the residents with gardens over which the tree hung.

RESOLVED that TPO 1088 **not be confirmed**.

CHAIRMAN