

**PLANNING COMMITTEE
24 MAY 2012
7.30 - 11.05 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Mrs Barnard, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Heydon, Kendall, Thompson, Turrell, Virgo and Worrall

Apologies for absence were received from:

Councillors Birch and Leake

1. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 19 April 2012 and 16 May 2012 be agreed as a correct record and signed by the Chairman.

2. Declarations of Interest

Councillor Finch declared a prejudicial interest in respect of item 14, Christine Ingram Gardens, Bracknell as he had an objection in the public domain regarding this item.

3. Urgent Items of Business

The Chairman gave notice that an error was made in respect of the report for item 10 of the agenda and the correct report was not in the public domain for the required five days before the date of the meeting. Therefore the Committee would consider the report in relation to 12/00160/FUL, 27 Alcot Close, as an urgent item of business.

4. 12/00268/FUL - The Teepee Day Nursery, Pembroke, Bracknell

Section 73 application to vary condition 3 (The garden shall not be used by more than 28 children or babies between the following times 09:00 to 18:00 hours Monday to Friday and not at all outside these hours, except for no more than 14 children or babies between the hours of 08:00 to 09:00 Monday to Friday) and condition 4 (the garden shall not be used by more than 14 children or babies between 08:00 to 18:00 hours Monday to Friday and not at all outside these hours and at no time at all on Saturdays and Sundays or Public Holidays) of planning permission 08/01059/FUL to allow up to 49 children to use the garden area at any one time.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- One letter of objection.

Members expressed concern in relation the impact on residents of a possible increase in noise from the garden of the nursery if all 49 children were allowed in the garden at the same time and the frequency with which the children would be outside in the garden.

RESOLVED that the application be **approved** subject to the following conditions:-

01. No more than 49 children or babies shall receive nursery services at the premises at one time.
02. The nursery use hereby permitted shall not operate outside the following times 07:00 to 18:00 hours Monday to Friday and at no time at all on Saturdays and Sundays or Public Holidays.
03. The garden shall not be used by more than 49 children or babies between the hours of 09:00 to 18:00 hours Monday to Friday and not at all outside these hours, except for no more than 14 children or babies between the hours of 08:00 to 09:00 Monday to Friday and not at all outside these hours.
04. The use of the garden hereby permitted for 49 children shall be discontinued on or before 24 May 2013. After this time the garden shall not be used by more than 14 children or babies between 08:00 to 18:00 hours Monday to Friday and not at all outside these hours and at no time at all on Saturdays and Sundays or Public Holidays.

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.

EN25 which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.

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, EN25. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The proposal will be granted permission on a temporary basis of 12 months in which the increase in the number of children that can use the outdoor play area at any given time from 28 to 49 can be assessed to determine whether any additional impact is caused to the residential amenities of neighbouring properties.

The planning application is therefore approved for a temporary period.

5. **11/00878/REM - Land At Peacock Farm Neighbourhood Centre, Peacock Lane, Bracknell**

Submission of details of siting, design, external appearance, access and landscaping for the erection of retail accommodation (506 sq m) with 12no. 2 bedroom and 4no. one bedroom flats above, one flat over garage (FOG) unit

and 11 houses with associated parking and servicing space pursuant to outline permission 98/00288/OUT (623523).

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- Twenty four representations; thirteen in support of the application, and seven objections. Three of the objections related solely to the public house which did not form part of the application.

Members discussed deliveries to the customer facing front of the shops instead of the rear service yard, and issues relating to safety with regard to the road crossing points to the shops particularly for children.

RESOLVED that the application be **approved** subject to the following conditions:-

01. The development hereby approved shall be carried out only in accordance with the following plans:
31668_P_001 Rev C Context & Site Location Plan
31668_P_002 Rev C Site Plan
31668_P_003 Rev B Retail Apartments Floor Plans
31668_P_004 Rev C Retail Apartments Elevations
31668_P_006 Rev B House Type A
31668_P_007 House Type B
31668_P_008 Rev B House Type C1
31668_P_009 Rev B House Type D
31668_P_015 Rev B Roof Plan
31668_P_016 Rev B House Type C2
31668_LP(90)001 Rev B Landscape General Arrangement
31668_LP(90)002 Rev B Planting Plan
31668_LP(90)003 Rev B Site Fencing Styles
02. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for visitors to the buildings hereby permitted.
03. The development hereby approved shall not be begun until a scheme for the allocation of spaces to individual dwellings/shops (including appropriate signage/markings) has been submitted to and approved in writing by the Local Planning Authority. No dwelling/shop unit shall be occupied until the space(s) serving it have been provided in accordance with the approved scheme. The parking shall thereafter be retained.
04. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port, unless otherwise agreed in writing by the Local Planning Authority.
05. Notwithstanding the submitted details the development hereby approved 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. No dwelling shall be occupied until the approved scheme has been implemented. The facilities save as otherwise agreed in writing by the Local Planning Authority shall be retained.
06. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting

- serving the parking courts/service yard, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of these areas and the lighting retained in accordance therewith.
07. The level of noise emitted from any air ventilation and/or refrigeration plant systems on the premises shall not exceed 41 dB(A) Laeq,t (as measured inside numbers 1-7 (odds) Falcon Way with the windows shut) between the hours of 09:00 am and 7:00 pm on Monday to Fridays and 09:00 am and 2:00 pm on Saturdays and shall not exceed 41 dB(A) Laeq,t at any other time including Sundays and public holidays.
 08. The development hereby approved shall not be begun until details of air ventilation systems have been submitted to and approved in writing by the planning authority. The noise level shall not cause the existing background level (as at the date of this permission) to increase whilst in operation. The new air ventilation system shall be installed and operated in accordance with the approved scheme.
 09. The development hereby approved shall not be begun until a scheme for limiting the transmission of noise between each residential unit of accommodation and/or any other part of the building, which is not exclusively used as a unit of accommodation, has been submitted to and approved in writing by the Local Planning Authority. No residential unit hereby permitted shall be occupied until all works that form part of the approved scheme have been completed.
 10. No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 am-6:00 pm Mondays-Saturdays nor at any time on Sundays or public holidays.
 11. The development hereby approved shall not be begun until all outstanding details of external materials 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.

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:

EN2 - which seeks to supplement tree and hedgerow cover.

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.

EN22 - which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities.

EN25 – which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.

M9 - which seeks satisfactory parking provision for vehicles and cycles.

Bracknell Forest Core Strategy

CS1 - which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

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

CS23 - which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and

improve the local road network.

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.

H5 – which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land.

T4 – which seeks an appropriate level of parking.

NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

NRM10 – which seeks development to include measures to address and reduce noise pollution.

NPPF.

The following material considerations have been taken into account.

Third party representations were received on grounds that the proposed development will cause anti-social behaviour, will lead to additional traffic including delivery lorries and at anti-social hours, will be out of keeping and will lead to overlooking of nearby dwellings. The view was also expressed that there needed to be a safe crossing point.

These comments have been taken into consideration, however it is not considered that the proposal would lead to anti-social behaviour (in this context it is noted that the scheme has been amended in the light of comments from the Police Crime Prevention Design Officer), lead to unacceptable disturbance from delivery vehicles (a condition is imposed to control times of deliveries) or lead to unacceptable overlooking. The design of the buildings is considered to be appropriate and in accordance with the Masterplan Design Statement. With regard to a safe crossing the Highways Officer has confirmed that adequate pedestrian facilities are provided in this area.

The proposal is considered to comply with the policies listed above. The proposal will not unacceptably affect the character of the area or the living conditions of nearby residents. The impact of the development upon local infrastructure and the Thames Basin Heaths SPA has been satisfactorily mitigated by s106 agreements linked to the wider Jennett's Park development. The details are considered to comply with the approved Peacock Farm Masterplan Design Statement.

The application is therefore approved.

6. **12/00041/FUL - 59 - 61 Dukes Ride, Crowthorne, Berkshire**

Retention of part single, part two storey rear and side extension, loft conversion, dormers and porch, external cladding to building and garage, provision of cycle and pram storage facilities, re-organisation and resurfacing of car park.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.

- The comments of Crowthorne Parish Council.
- Two objections.

Members expressed concerns in relation to the mock tudor cladding of the property not being in keeping with other properties in the area, and whether the gates to access the property would impact on the use of the car parking area. Concern was also expressed that work had begun on the property before planning permission had been granted. An enforcement notice had been prepared by the Legal Section of Bracknell Forest Council pending the outcome of this application.

Contrary to the Head of Development Management's recommendation for approval, the Committee

RESOLVED that the application be **refused** for the following reason:

1. The addition of cladding has changed the external appearance of the nursery so that it has become out of character and out of keeping with the neighbouring properties in the locality and in the street scene, to the detriment of the visual amenity and local identity of the area. The development is therefore contrary to the aims of the Character Area Assessments SPD (chapter 3 Crowthorne), and to Policy EN20 of the Bracknell Forest Borough Local Plan, to Policy CS7 of the Core Strategy Development Plan Document, and to Policy CC6 of the South East Plan.

7. **12/00137/FUL - Innovation House Kingswood Kings Ride**

Change of use of Building C from office (B1a use) to 86 bed hotel (C1 use) with ancillary cafe and gym, and associated minor alterations to the elevations and landscaping.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- Two letters of representation.

Members discussed the café on the hotel premises and the possible increase in trip rates as a result of use of the café.

RESOLVED that following the receipt of additional information on vehicle trip rates for the proposed development (to the satisfaction of the Chief Officer Highways and Planning)

the Head of Development Management be **authorised to approve** the application following the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 relating to a contribution to improvements to the transportation network and/or travel plan (if either is deemed necessary following an assessment of the trip rates) and 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 and other submitted details received by the Local Planning Authority on 13.2.11:-

- (00)010 P01, (20)AP 01 P03, 25114 (20)AS 001 P01, 25114 (20) AE 001 P03, (20) AP 00 P03, (20) AP 050, (20) AP 051 P01, 25114 (20) AE 051 P01, 25114 (20) AS 051 P01, (20) AP 100 P01, (20) AP 150 P01,
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall;
 - a) match those of the existing building, or
 - b) shall be as unless otherwise agreed in writing by the Local Planning Authority.
 04. The hotel shall not be occupied until the associated vehicle parking has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
 05. The development hereby permitted shall not be begun until a plan showing 7 car parking spaces shall be designed for the use of people with disabilities. The parking shall be marked out, signed and provided in accordance with the approved plans prior to the first occupation of the building that the parking relates to and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
 06. The gym and cafe shall not be occupied at any time other than for purposes ancillary to the hotel use.
 07. Save as
 - a) with the prior written permission of the Local Planning Authority, and
 - b) in accordance with any conditions contained in any such permissionno goods, materials, plant or machinery shall be stored outside any of the buildings on the site without the prior written permission of the Local Planning Authority .
 08. No noisy construction work shall take place outside the hours of 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 Saturday and not at all on Sundays and Bank Holidays.
 09. Development shall not be commenced until a travel plan 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, unless otherwise agreed in writing by the Local Planning Authority.
 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

In the event of additional information indicating that a Section 106 planning obligation to secure a contribution to improvements to the transportation network and/or travel plan is required but has not been completed by 31 July 2012 the Head of Development Management be **authorised to refuse** the application on the grounds of:-

1. The proposed development would unacceptably increase the pressure on highways and transportation infrastructure. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secure contributions towards integrated transport and highway safety measures/a travel plan the proposal is contrary to Policy CC7 of the South East Plan, Policy M4 of the Bracknell Forest Borough Local Plan, Policy CS24 of the Core Strategy Development Plan Document and to Supplementary Planning Document Limiting the Impact of Development (adopted July 2007).

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 (saved 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.

EN8 – which only permits development on land outside settlements where it would not adversely affect the character, appearance or function of the land, and would not damage its landscape quality, or where conspicuous from the Green Belt, would not injure the visual amenities of the Green Belt.

EN9 – which permits change of use and adaptation of non-residential buildings outside settlements (and outside the Green Belt) where they are of permanent construction, in keeping with its surrounding, would not require extensive alteration or rebuilding, would not be detrimental to the character of the building or its landscaped setting, would not result in more than 500 sqm of business floor space, and would not cause significant environmental, road safety, traffic generation or other problems.

GB4 – which permits re-use and change of use of buildings within the Green Belt where it would not impact upon the open, rural and undeveloped character of the Green Belt and not be materially greater than present use, they are of permanent construction, is in keeping with its surrounding, would not result in more than 500 sqm of business floor space, and would not cause significant environmental, road safety, traffic generation or other problems.

M9 – which seeks satisfactory parking provision for vehicles and cycles.

R6 – which permits visitor accommodation where it would not result in environmental problems or inconvenience on the public highway.

Core Strategy DPD

CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

CS2 – which seeks to ensure that land will be allocated for development in the following order: Bracknell Town Centre; previously developed land and buildings in defined settlement; other land within defined settlements where there is no conflict with other policies; extensions to defined settlements with good public transport links.

CS9 – which seeks to protect land outside of settlement for its own sake, particularly from development that would adversely affect the character, appearance or function of the land.

CS23 – which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

The South East Plan, Regional Spatial Strategy for the South East of England (May 2009).

SP5 - which seeks to protect the Green Belt.

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.

National Planning Policy Framework

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

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN8, EN9, EN20, GB4, M9, R6 Core Strategy DPD policies CS1, CS2, CS9, CS23 and South East Plan policies SP5 and CC6 and guidance in the National Planning Policy Framework. The proposal will not adversely affect the open, rural and undeveloped character of the Green Belt, significantly affect the amenities of neighbouring or result in any significant increase in traffic to the site. Third party representations have been received raising concerns that the proposal would adversely affect the Green Belt, result in noise and disturbance to residents and increase traffic levels at the site. These comments have been taken into consideration, however it is considered that the proposal would be in accordance with the development plan, and would not result in a form of development out of keeping with the character and appearance of the area, and would be designed and sited so as to avoid an adverse impact upon the residential amenities of neighbouring properties.

The planning application is therefore approved.

**8. 12/00141/FUL - 14 College Crescent, College Town, Sandhurst
Erection of first floor rear & side extension and front dormer.**

This planning application was deferred to a future meeting of the Committee to clarify information in relation to the application.

**9. 12/00147/FUL - 23 Locks Ride, Ascot, Berkshire
Erection of detached five bedroom house following demolition of existing chalet bungalow.**

The Committee noted:

- The comments of Winkfield Parish Council.
- Eight letters of objection; two from the same address.

Members expressed concern that the design of the property was out of keeping with the surrounding area, and also with respect to the trees and greenery which would be removed for the property to be built.

RESOLVED that the application be **refused** for the following reason(s):-

01. By reason of the design and appearance, the proposed dwelling would be incongruous within the street scene, out of keeping with the surrounding area to the detriment of the character and visual amenities of the area. The proposed development would therefore be contrary to Policy CC6 of the South East Plan,

Policy EN20 of the Bracknell Forest Borough Local Plan and Policy CS7 of the Core Strategy Development Plan Document.

10. **12/00160/FUL - 27 Alcot Close, Crowthorne, Berkshire**

Erection of first floor side extension and alteration to garage roof.

A site visit had been held on Saturday 19 May 2012 which had been attended by Councillors Angell, Mrs Angell, Mrs Barnard, Blatchford, Davison, Dudley, Finnie and Thompson.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting which included a further letter of objection.
- The comments of Crowthorne Parish Council.
- Two letters of objection.

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 20th February 2012:
02 (D)
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.
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 west facing side elevation 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: Policy 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: Policy CS7 which seeks to ensure that developments are of high quality design.

South East Plan: Policy 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 in the National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20, CSDPD Policy CS7 and SEP Policy 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.

11. **12/00163/FUL - 26A New Road Ascot Berkshire**

Erection of two storey office building (Class B1) following demolition of existing single storey building (Class A2).

The Committee noted:

- The comments of Winkfield Parish Council.
- No representations were received.

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 1st May 2012:
784/1 AB
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.
04. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
05. No development shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
06. No development shall be occupied until secure and covered parking for bicycles has been provided in accordance with the approved drawing.

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: Policy 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.

Policy M9 which seeks satisfactory parking provision for vehicles and cycles.

Policy E4 which seeks to permit development involving a variety and size of buildings for new and small businesses.

Policy E11 which permits changes of use to A2 or A3 uses where it would not adversely affect local retail provision and amenities of neighbouring properties in Village and neighbourhood centres and local parades.

Core Strategy Development Plan Document: Policy CS7 which seeks to ensure that developments are of high quality design.

Policy CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan: Policy 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.

Policy T4 which seeks an appropriate level of parking.

Policy NRM4 which seeks to avoid inappropriate development within flood zones 2 and 3, areas at risk of surface water flooding (critical drainage areas) or areas with a history of groundwater flooding, or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives, and require incorporation and management of Sustainable Drainage Systems (SuDS), other water retention and flood storage measures to minimise direct surface run-off.

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

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, M9, E4 and E11, CSDPD Policies CS7 and CS23 and SEP Policies CC6, T4 and NRM4. 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.

12. **12/00203/FUL - 21 Alcot Close, Crowthorne, Berkshire**

Erection of two storey rear extension and single storey front extension forming porch.

A site visit had been held on Saturday 19 May 2012 which had been attended by Councillors Angell, Mrs Angell, Mrs Barnard, Blatchford, Davison, Dudley, Finnie and Thompson.

The Committee noted:

- The comments of Crowthorne Parish Council.
- One letter of objection.

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 29th February 2012:
12006-02
12006-03
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.
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 west or east facing side 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: Policy 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: Policy CS7 which seeks to ensure that developments are of high quality design.

South East Plan: Policy 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 in the National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policy EN20, CSDPD Policy CS7 and SEP Policy 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.

13. **PS 12/00208/FUL - Land At Whitmore Close, Whitmore Close, Owlsmoor
Erection of 6no. three bedroom houses with garages and parking accessed
from Whitmore Close.**

This planning application was deferred to a future meeting of the Committee to resolve highways issues in relation to the application.

14. **PS 12/00211/FUL - Christine Ingram Gardens, Bracknell, Berkshire**

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

Installation of 6no. dormer windows in roof of Block B.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- Ten letters of Objection.

Members expressed concern in relation to the installation of 6 dormer windows in the roof of Block B as being a precursor to the roof areas of the building being used as self-contained units. A further concern was in relation to whether the residents of Block B had been consulted on the changes to take place in the planning application.

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 12.3.12 _ 5.4.12:
719/1, 1A, 783/A4, 567/16e12
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall;
a) match those of the existing building, or
b) shall be as unless otherwise agreed in writing by the Local Planning Authority.
04. No construction of the dormer windows shall commence until the internal access stairways from flats 29 to 31 have been completed and approval given in writing by the Local Planning Authority.
05. No construction of the dormer windows shall commence until the following change to the existing facilities for 2 additional units in Block B has been completed and approval given in writing by the Local Planning Authority: change all accommodation access doors at the second floor to be for emergency fire exit only, and remove the external doorbells and postboxes at the main entrance which have been installed for two separate flats in the roof space.
06. The doors on the second floor flats 29 and 31 shall be retained as emergency fire exit only doors.

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 (saved 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 DPD

CS1 – which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and

cultural features.

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.

NPPF

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

The following material considerations have been taken into account:

Third party representations have been received on the grounds that the proposal would be out of keeping with the area, result in overlooking and loss of amenities for residents of nearby properties and questioning the future use of the roof space to be served by the proposed dormer windows. These comments were taken into consideration, however it is considered that the proposal would comply with BFBLP Policy EN20, Core Strategy DPD Policies CS1 and CS7 and SEP Policy CC6. The proposal will not adversely affect the character of the building, or significantly affect the amenities of neighbouring property.

The planning application is therefore approved.

15. **12/00232/3 - Street Record, Vandyke, Bracknell, Berkshire**

Formation of 3 no. parking bays on landscaped area within parking court (Regulation 3 application).

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- No representations were received.

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 13 March 2012:
Drawing number 4817/093 (Residential Street Parking Improvements - Vandyke 98-101)
03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following:
 - i) New planting on remaining grass verges near to the approved car parking spaces with knee-rail fencing to protect the landscaped and grassed areas as appropriate; and
 - ii) Details for the relocation of the lamp column on the site; and

- iii) Details for the position, type, design and type of a physical barrier to the rear of the car parking spaces to prevent parking on the footway; and
- iv) 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 commencement of the development or as may otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works shall be carried out and completed in accordance with the approved scheme prior to the approved parking spaces first being brought into use and shall be retained as such thereafter, 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' 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.

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 (BFBLP):
EN2 – which seeks to supplement tree and hedgerow cover
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking
Core Strategy Development Plan Document (BFBCS)
CS7 – Design

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

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20 and M9; BFBCS Policy CS7; and SEP Policy CC6. The proposal would provide additional parking facilities in an area where there is currently a shortfall of parking. Notwithstanding the concerns of the Landscape Officer it is not considered that the proposal would not unduly detract from the character of the area and it would not significantly affect the amenities of neighbouring property. The planning application is therefore approved.

The National Planning Policy Framework (NPPF) has been taken into account.

16. **12/00261/REM - Land Parcel H20 and H21, Peacock Lane, Bracknell**

Submission of details of scale, layout, appearance, access and landscaping for the erection of 78no. dwellings with associated parking pursuant to outline permission 98/00288/OUT (623523) (affects land parcel H20 (part) and H21).

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- One letter of objection and further representations.

Members discussed the height, design and orientation of the three storey units to be built on the site, and in relation to the eight units to be built along the 'buffer' opposite to Queens Wood.

RESOLVED that the application be **approved** subject to the following conditions:-

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

Planning Layout 26-1768-001 R

Location Plan 26-1768-002

Storey Heights 26-1768-003 A

External Enclosures 26-1768-004 A

External Enclosure Details 26-1768-005

External Finishes 26-1768-006 A

Richmond Elevations 26-1768-RI-001 A

Richmond Elevations 26-1768-RI-002 A

Richmond Floor Plans 26-1768-RI-003

Hampstead Elevations 26-1768-HA-001 A

Hampstead Elevations 26-1768-HA-002 A

Hampstead Floor Plans 26-1768-HA-003

Salisbury Elevations 26-1768-SA-001 A

Salisbury Floor Plans 26-1768-SA-002

Cambridge Elevations 26-1768-CA-001 A

Cambridge Elevations 26-1768-CA-002 A

Cambridge Floor Plans 26-1768-CA-003

Stratford Elevations 26-1768-ST-001 A

Stratford Elevations 26-1768-ST-002 A

Stratford Floor Plans 26-1768-ST-003

Pembroke Elevations 26-1768-PM-001 A

Pembroke Floor Plans 26-1768-PM-002

Pembroke Elevations 26-1768-Pm-003 A

Pembroke Floor Plans 26-1768-PM-004

Kenilworth Elevations 26-1768-KN-001 A

Kenilworth Elevations 26-1768-KN-005

Kenilworth Floor Plans 26-1768-KN-002

Kenilworth Elevations 26-1768-KN-003 A

Kenilworth Floor Plans 26-1768-KN-004

Warwick Elevations 26-1768-WK-001 A

Warwick Elevations 26-1768-WK-002 A

Warwick Floor Plans 26-1768-WK-003 A

Broadway, Evesham 26-1768-BR-001 A

Broadway, Evesham 26-1768-BR-002

Coniston Elevations 26-1768-CO-001 A

Coniston Floor Plans 26-1768-CO-002

Garage Floor Plans & Elevations 26-1768-GAR-001

Garage Floor Plans & Elevations 26-1768-GAR-002

Garage Floor Plans & Elevations 26-1768-GAR-003

Garage Floor Plans & Elevations 26-1768-GAR-004

Garage Floor Plans & Elevations 26-1768-GAR-005

Typical Pergola Detail 26-1768-PER-001

Bin and Cycle strategy layout: 26-1768-013A

Planting details: 04465 01B, 02B, 03B,04B and 05

LAP details: 04974A

02. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for visitors to the buildings hereby permitted.
03. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting serving the parking court to the rear of plots 3-11, including lighting units and levels of illumination. The approved scheme shall be implemented before the first use of that area and the lighting retained in accordance therewith.
04. No works shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless:
 - i) a survey of the application site, conducted by an independent qualified ecologist, has been undertaken to establish whether any birds are nesting on the site and,
 - ii) a scheme to minimise the impact of the works on birds nesting on the site has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be performed, observed and complied with for the duration of the regrading works.

05. The following windows in the houses hereby approved 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 shut with the exception of a top hung openable fanlight:-
 - Plot 20 - west facing window at first-floor level
 - Plot 50 - west facing window at first-floor level.

06. Within two months of the date of this planning permission a method statement for carrying out the installation of tree root barriers in the vicinity of the trees to be planted adjacent to any adoptable highway and service trenches, pipes, sewers, conduits, etc. shall be submitted in writing to the Local Planning Authority for its approval. The method statement shall describe works designed to minimise any adverse impact caused by tree roots to these surfaces, structures and services, and likewise prevent damage to tree roots caused by location, installation and repair of below ground services.
The method statement shall include:
- a) An approved planning layout to 1:200 scale showing the accurate trunk position of the trees in relation to the proposed works,
 - b) Layout and construction profile drawings, and
 - c) Construction implementation method statement including timing/phasing of the works.
- The root barrier installation shall be carried out, and services located, in full accordance with the approved details.
07. The development hereby approved shall not be begun until details of the proposed visitor parking space to the front of plots 37/38 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.

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:

EN2 - which seeks to supplement tree and hedgerow cover.

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.

EN22 - which seeks to ensure there will be convenient access, parking space and facilities for people with disabilities

M9 - which seeks satisfactory parking provision for vehicles and cycles

Bracknell Forest Core Strategy

CS1 - which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

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

CS23 - which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

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.

H5 – which seeks positive measures to raise the quality of new housing, reduce its environmental impact, and make good use of land

T4 – which seeks an appropriate level of parking.

NRM6 – which requires new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

NPPF

The following material considerations have been taken into account.

Third party representations were received on grounds that houses proposed on the western boundary of the application site, particularly because of their windows at 2nd floor level, would lead to unacceptable levels of overlooking of Queens Wood and its garden and have a harmful effect on the character of the buffer area, contrary to the Masterplan Design Statement and the views of councillors who considered the Masterplan at committee in June 2005. These comments have been taken into consideration, however it is considered that the proposal would be in accordance with the Masterplan Design Statement and, by reason of the orientation of the proposed houses and the distance between their windows and Queens Wood and its garden, no unacceptable overlooking or loss of privacy would occur nor would the proposed development have an unacceptable impact on the character and appearance of the area.

The proposal is considered to comply with the policies listed above. The proposal will not unacceptably affect the character of the area or the living conditions of nearby residents. The impact of the development upon local infrastructure and the Thames Basin Heaths SPA has been satisfactorily mitigated by s106 agreements linked to the wider Jennett's Park development. The details are considered to comply with the approved Peacock Farm Masterplan Design Statement. The application is therefore approved.

17. **12/00313/3 - Street Record, Nuthurst, Bracknell, Berkshire**

Conversion of 3 areas of Nuthurst into residents parking giving 11 additional spaces.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- One objection.

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 plan received by the Local Planning Authority on 23 May 2012.
Drawing no. 103A
03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.
All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or as may otherwise be 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' 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.

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 (BFBLP):
EN1 – which seeks to protect tree and hedgerow cover
EN20 – Design considerations in new development
M9 – Vehicle and cycle parking

Core Strategy Development Plan Document (CSDPD):
CS7 – Design

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

The following material considerations have been taken into account:

The proposed development will provide additional parking in an area where there is currently a shortfall of parking. It will not unduly detract from the character of the area.

The proposal is considered to comply with BFBLP Policies EN1, EN20 and M9 and CSDPD Policy CS7. The proposal will enable additional parking facilities to be provided and it will not have an undue adverse impact upon the existing grassed and landscaped areas, the character of neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

The National Planning Policy Framework (NPPF) has been taken into account.

18. **11/00743/FUL - Broadmoor Hospital, Lower Broadmoor Road, Crowthorne, Berkshire**

The purpose of this report was to seek clarification as to whether Members would like details submitted in respect of the discharge of condition 11 (Construction Traffic) of planning application 11/00743/FUL to be brought to the Committee which related to the enabling works for the development.

At its meeting on 15 March 2012 the Planning Committee resolved to approve the above planning application subject to the completion of a Section 106 agreement and confirmation from the Environment Agency that its concerns had been addressed.

At the meeting Members requested that details submitted for the discharge of condition 11 (Construction Traffic) be brought back to the Committee for decision.

The applicant had advised that the construction would be undertaken as a phased operation. Ahead of the main construction phase which would include the creation of the access onto Foresters Way and a haul route linking this to the hospital site, the Trust needed to undertake a number of enabling works. The first of these consisted of the construction of the new energy centre to free up the site of the existing energy centre and the formation of a temporary secure perimeter.

It was proposed that these works would be subject to the following restrictions:

Working hours would be restricted to the following:

- Monday to Friday: 8am to 5.30pm
- Saturday (if applicable): 8am to 1pm

There would be no deliveries before 8am or after 5.30pm.

In view of the urgent need to undertake these enabling works in order to prevent slippage in the main construction programme, the applicant had requested that the discharge of these details in so far as they related to the enabling works only, be dealt with under delegated powers, with only details of the construction traffic for the main build programme (when access would be from Foresters Way) coming before the Committee.

RESOLVED that

- (i) the discharge of details submitted in respect of condition 11 (Construction Traffic) of planning application 11/00743/FUL, be delegated to the Head of Development Management in so far as they related to enabling works only.

CHAIRMAN