

**PLANNING COMMITTEE**  
**21 JUNE 2012**  
**7.30 - 9.30 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Blatchford, Ms Brown, Davison, Finnie, Gbadebo, Heydon, Leake, Thompson, Turrell and Worrall

**Also Present:**

Councillor Mrs Ballin

**Apologies for absence were received from:**

Councillors Mrs Angell, Mrs Barnard, Birch, Kendall and Virgo

19. **Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 24 May 2012 be agreed as a correct record and signed by the Chairman.

20. **Declarations of Interest**

There were no declarations of interest in relation to any items on the agenda.

21. **12/00258/FUL - Ryder Cottage, 2 St Johns Road, Sandhurst**

**Erection of part single storey / part two storey rear extension and roof enlargement following part demolition of existing side elevation.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Sandhurst Town 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 28th March 2012:

003/Smith

03. 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 north or south facing side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

04 The first floor bedroom, bathroom and en suite windows in the north and south facing side elevations 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.

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.

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.

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, and M9, CSDPD Policies CS7 and CS23 and SEP Policies CC6 and T4. 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.

22. **12/00264/FUL - Four Seasons, Goughs Lane, Warfield**

**Erection of part single storey and part two storey rear extension including first floor dormer window.**

A site visit had been held on Saturday 16 June 2012 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Ms Brown, Davison, Dudley, Finnie, Heydon, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield 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 13/03/12:

1247-P01a

03. 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 any part of the south east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

04. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse, known as Four Seasons, Goughs Lane, Bracknell and shall at no time form a separate dwelling.

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 of the area given its location in the rear garden or the amenity of neighbouring residents given the siting and bulk of the extension. The planning application is therefore approved.

23. **12/00278/FUL - 21 Seddon Hill, Warfield, Bracknell**

**Section 73 application to allow conversion of garage to habitable accommodation without compliance with condition 5 of planning permission 620383 which states that "notwithstanding the provision of the current Town and Country General Permitted Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times unless permission has been granted by the Local Planning Authority on an application made for any other purpose".**

A site visit had been held on Saturday 16 June 2012 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Ms Brown, Davison, Dudley, Finnie, Heydon, Thompson, Turrell and Virgo.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Warfield 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 26/03/12:

Plans D1

Amended Site plan received by the Local Planning Authority on 14/06/12

Amended block plan D02/J received by the Local Planning Authority on 20/06/12

03. The development hereby permitted shall not be begun until the associated vehicle parking and pedestrian access has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times..

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:

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.

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 surrounding area, the amenity of neighbouring residents or highway safety. The planning application is therefore approved.

**24. 12/00292/FUL - 25 Pyegrove Chase, Bracknell, Berkshire**

**Erection of two storey side extension and single storey rear extension.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- 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 27 March 2012 and 13 June 2012:

block plan received 7 March 2012

drawing no. 1228/04 and 05 received 13 June 2012

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to 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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawings.

05. 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.

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.  
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 in 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, 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.

25. **12/00294/FUL - 12 Octavia, Bracknell, Berkshire**

**Erection of single storey rear extension forming conservatory.**

A site visit had been held on Saturday 16 June 2012 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Ms Brown, Davison, Dudley, Finnie, Heydon, Thompson, Turrell and Virgo.

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.

**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 and other submitted details received by the Local Planning Authority on 28/03/12:  
Site location plan, 107/2, 107/3, 107/1,

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 of the area given its location in the rear garden or the amenity of neighbouring residents given the minimal bulk of the extension. The planning application is therefore approved.

26. **12/00394/FUL - 20 and 22 New Road, Ascot, Berkshire**

**Erection of 2No. three bed semi-detached dwellings following demolition of existing building containing 2No. retail units with 2No. residential units.**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council.
- No representations had been received.

Whilst Members did not oppose the Head of Development Management's recommendation for approval, some expressed the view that, when similar proposals were considered, applicants should be required to demonstrate that they had actively sought to market the retail properties over a period of time. The Chairman asked Officers to take note of these comments.

**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 plans:

Drg No P11/05/201 received 16.05.2012

Drg No P11/05/S/220 received 16.05.2012

Drg No P11/05/S/221 received 16.05.2012

Drg No P11/05/S/210 received 16.05.2012

Drg No P11/05/S/211 received 16.05.2012

Drg No P11/05/S/212 received 16.05.2012

Drg No P11/05/S/213 received 16.05.2012

Drg No P11/05/202 received 11.06.2012

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 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 Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.

05. The development shall not be occupied until a Post Construction Review Report carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate has been 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 or a "Very Good" or "Excellent" BREEAM rating.

06. No development shall take place until details showing the slab level of the buildings in relation to a fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved drawing.

07. The side facing windows serving ensembles in the south elevation 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 to a height of 1.7m from floor level.

08. 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 in the first floor level or above of the north and south facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

09. The development hereby permitted shall not be begun until:

- 1) a scheme depicting hard and soft landscaping and
- 2) a three year post planting maintenance scheme

have been submitted to and approved in writing by the Local Planning Authority. The approved post-planting maintenance schedule shall be performed and complied with.

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 out 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.

10. No development shall take place 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 (e) above without the prior written permission of the Local Planning Authority.

11. No gates shall be provided at the vehicular access to the site.
12. The dwellings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
13. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the details which have been submitted to and approved by the Local Planning Authority.
14. No development shall take place 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.
15. The scheme hereby permitted shall be carried out in accordance with the mitigation measures outlined in the letter received from AAe Environmental Consultants, dated 11th April 2012, unless otherwise agreed in writing by the Local Planning Authority.
16. The demolition should not be begun until a scheme for the installation of bird and bat boxes has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.
17. No dwelling 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:

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:

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

CS6 which seeks to ensure that development will mitigate adverse impacts upon

communities, transport and the environment

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:

CC4 which seeks the design and construction of all new development, and the redevelopment and refurbishment of existing building stock to incorporate sustainable construction standards and techniques.

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.

T4 which seeks an appropriate level of parking.

CC7 which requires sufficient capacity to be available in existing infrastructure to meet the needs of new development, and where this cannot be demonstrated, that additional capacity be released through demand management measures, better management of existing or provision of new infrastructure.

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

NRM5 which seeks to conserve and improve biodiversity.

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.

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

(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 of the area, the amenity of neighbouring residents, highway safety, trees or protected species. The planning application is therefore approved.

27. **12/00402/FUL - 10 Lyndhurst Close, Bracknell, Berkshire**

**Change of use of existing residential garage to separate residential dwelling with garage and erection of raised platform forming decking.**

A site visit had been held on Saturday 16 June 2012 which had been attended by Councillors Angell, Mrs Angell, Blatchford, Ms Brown, Davison, Dudley, Finnie, Heydon, Thompson, Turrell and Virgo.

The Committee noted:

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

**RESOLVED** that the application be deferred pending receipt of a parking and turning layout for the existing dwelling.

**CHAIRMAN**