

**PLANNING COMMITTEE
14 NOVEMBER 2013
7.30 - 8.20 PM**



Present:

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

Apologies for Absence were received from:

Councillors Mrs Angell, Kendall and Leake

58. Minutes

RESOLVED that the minutes of the Committee meeting held on 17 October 2013 be agreed as a correct record and signed by the chairman subject to the addition of Councillor Heydon's apologies.

59. Declarations of Interest

There were no declarations of interest.

60. Urgent Items of Business

There were no urgent items of business.

61. Application 13/00367/FUL 12 Ferrard Close, Ascot

Erection of single storey rear extension and first floor side extension including conversion of existing roof space into habitable accommodation and installation of rear dormer and front roof lights.

A site visit had been held on Saturday 9 November 2013 which had been attended by Councillors Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Dudley, Gbadebo, Thompson and Turrell.

The Committee noted:

- The comments of Winkfield Parish Council.
- Six letters of objection which raised the following issues; concern around the size of the extensions and detrimental impact on neighbouring properties. There was also concern that the proposed development would create parking problems.

Members noted that the scale and size of the proposed extension was not out of keeping with other properties in the locality.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 4 September and 9 October 2013:
SP/013/P1
SP/013/WD/D20 Rev A
SP/013/101 Rev A
SP/013/102 Rev A
SP/013/104 Rev B
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those of the existing building.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. The 2no. windows at second floor level in the rear elevation of the proposed dormer shall at all times be high level windows having a sill height of not less than 1.8 metres above internal floor.
REASON: To prevent the overlooking of neighbouring properties..
[Relevant Policies: BFBLP EN20]
05. The first floor window in the west 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). It shall at all times be fixed with the exception of a top hung openable fanlight.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side and rear elevations of the extensions hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
07. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
REASON: In the interests of the privacy of nearby dwellings.
[Relevant Policies: BFBLP EN20, Core Strategy CS7]
08. The 3no. parking spaces shown on drawing no. SP/013/P1 received by the Local Planning Authority on 4 September 2013 shall be kept available for the parking of vehicles at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policy: BFBLP M9]

62. **Application 13/00789/FUL Locks Ride Playing Fields, Forest Road, Winkfield**
Installation of 2m high palisade fencing and gate to replace existing wooden fencing and gate on south eastern corner of playing fields facing Locks Ride.

A site visit had been held on Saturday 9 November 2013 which had been attended by Councillors Angell, Mrs Barnard, Blatchford, Ms Brown, Brossard, Davison, Dudley, Gbadebo, Kendall, 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.
- Six letters of objection which raised issues around the palisade being out of character for the site and other concerns around safety and security of the site.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the approved plan received by the Local Planning Authority on 3 September 2013 and 5 November 2013: plan entitled "Locks Ride Playing Fields" - Appendix 2. Plan showing positioning and length of gate and fencing.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

63. **Application 13/00814/FUL 14 Madox Brown End, College Town, Sandhurst**
Erection of two storey rear extension, following demolition of existing conservatory.

Note for clarification: This application is a re-submission of planning application 13/00546/FUL.

A site visit had been held on Saturday 9 November 2013 which had been attended by Councillors Blatchford, Ms Brown, Brossard, Davison, Dudley, Gbadebo, Thompson and Turrell.

The Committee noted:

- The comments of Sandhurst Town Council.

- One letter of objection which raised concerns around loss of light to a neighbouring property and the proposed development being overbearing and out of keeping with the size of other properties in the area.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the Local Planning Authority:-
Site Location Plan (1:1250), Site Plan (1:500), Drawing no. HSE 3, Drawing no. RE 1, Drawing no. RP 6, Drawing no. G FP 4, Drawing no. F FP 5 and Drawing no. SE 2 received by LPA 16.09.13.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no windows shall be constructed in the west and north facing elevations at first floor level or above of the extension hereby permitted except for any which are shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
04. 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.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

64. Application 13/0085/FUL Block B Christine Ingram Gardens, Bracknell

Creation of 1no. two bedroom flat in roof space, with associated installation of 3no. dormer windows and alterations to car park layout (total number of units to remain at 26).

Note for clarification: This application is for alterations to planning permission 12/00830/FUL, to change the number of bedrooms in the approved roof space apartment from one to two.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- Four letters of objection that raised concerns around the proposed development leading to overdevelopment of the site. Concerns were also raised around the application being retrospective and the development overall being non-compliant with previous Planning permissions.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 26 September 2013:
drawing no. 29-5-2C
drawing no. 171013a
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9]
04. Within 2 months of the implementation of the alterations to the existing parking layout including the provision of the additional vehicle parking space, the spaces shall be surfaced and marked out in accordance with the approved drawing no. 171013A received by the Local Planning Authority on 26 September 2013. The parking spaces shall thereafter be kept available for parking at all times.
REASON: To ensure that the parking spaces are provided and marked out so as to avoid parking on the access road within the site which could affect internal traffic circulation within the site or lead to on-street car parking outside of the site which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

65. **Date of Next Meeting**

19 December 2013

CHAIRMAN