

PLANNING COMMITTEE
23 APRIL 2015
7.30 - 9.23 PM



Present:

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

Also Present:

Councillors Mrs Hayes

124. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 1 April 2015 be approved as a correct record and signed by the Chairman, subject to an amendment to record under minute 117 that for consideration of Application 14-01246-FUL 1 William Sim Wood, Winkfield Row, Councillor Mrs Phillips had withdrawn from the meeting as the applicant was known to her.

125. Declarations of Interest

In relation to Agenda item no. 5 [Application 14-01246-FUL 1 William Sim Wood, Winkfield Row] Councillor Mrs Phillips indicated that although she did not have a disclosable pecuniary interest in the matter, she would withdraw from the meeting during consideration of it since the applicant was known to her as both had a child in the same class, at the same school.

126. Urgent Items of Business

There were no items of urgent business.

127. Application 14/01246/FUL - 1 William Sim Wood, Winkfield Row, Bracknell, RG42 6PW

Erection of a part single storey, part two storey side extension.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- Objections had been received from the residents of 2 neighbouring properties on the grounds that the proposed extension would result in adverse overlooking, overbearing and loss of light impacts on the residential amenity of their properties. Furthermore, the amended plans submitted do not provide a more sympathetic impact of the proposal on the character of the surrounding area.

This application was first considered at the meeting of the Committee on 1 April 2015 but had been deferred on the grounds of requiring an amended parking plan. The amended plan had since been received and was displayed for the Committee.

A motion to **APPROVE** the recommendations of the Head of Planning as set out in the report and on the supplementary report was moved and seconded. On being put to the vote the motion was **LOST**.

Concerns were raised that the proposed extension by reason of its size, mass and position would result in inappropriate development in this location, detrimental to the character and visual amenity of the area and as such would be contrary to 'saved' policy EN20 of BFBLP and CS7 of CSDPD.

Furthermore the proposal would result in the increase in bedrooms from 3 to 4 therefore requiring the provision of 3 parking spaces. The amended parking layout plan showed an additional parking space being provided south of the existing parking space in front of the garage, separated by the footpath providing access to the front door. This would result in the need to extend the dropped kerb closer to the pedestrian crossing and junction of William Sim Wood and Carnation Drive and as such this raised the concern that this would be detrimental to highway safety.

An alternative motion to **REFUSE** the application was moved and seconded. On being put to the vote the motion was **CARRIED**.

RESOLVED that the application be **REFUSED** for the following reasons:

1. The proposal by reason of its size, mass and position would result in a prominent feature within the streetscene that would be out of keeping with the character, and detrimental to visual amenities, of the area. The proposed development would therefore be contrary to Policy CS7 of the Core Strategy Development Plan Document, 'Saved' Policy EN20 of Bracknell Forest Borough Local Plan, and the National Planning Policy Framework.
2. The proposal to enlarge the dwellinghouse, involves the provision of an additional bedroom resulting in the need to provide a further parking space, the absence of which would result in additional on street parking detrimental to highway safety and flow of traffic. The additional parking space would be located closer to the existing junction and pedestrian crossing, adversely affecting highway safety. The proposal would therefore be contrary to Policy CS23 of the Core Strategy Development Plan Document, 'Saved' Policy M9 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

128. **Application 15/00106/FUL - T D S House, Terrace Road South, Binfield, RG42 4BH**

Replacement of all existing windows, insertion of new windows to front and rear elevations, installation of sliding doors with juliet balconies to front

elevation, installation of french doors to the rear elevation, re-cladding and replacement of the existing canopy.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council.
- Five letters of objection had been received from local residents containing comments summarised as follows:
 - Loss of privacy to neighbouring properties in Foxley Court and the School Bungalow.
 - A portable toilet has been placed just over the fence to the playground, this should be moved.
 - A safety fence should be erected for health and safety for the window replacement/insertion.
 - Concerns regarding this property on a child protection basis. Being one bedroom flats they could potentially end up as rentals. As the property overlooks the school playground, the owners/tenants should be vetted.

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 13.318-001B received by LPA 06.02.2015
 - Drg no 13.318-200B received by LPA 06.02.2015
 - Drg no 13.318-100B received by LPA 06.02.2015

129. Application 15/00146/FUL - 4 Knowles Avenue, Crowthorne, RG45 6DU
Erection of a two storey front extension.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Crowthorne Parish Council.
- Five letters of objection had been received from residents of surrounding properties with comments summarised as follows:
 - The proposal would be out of character with the host dwelling and the surrounding area.
 - Piped streams are located underneath the site, and there are concerns that the construction process could damage or interrupt the flow of these features.
 - There are concerns over encroachment onto the neighbouring property of 6 Knowles Avenue to the north.
 - There are concerns that adequate matching materials could not be practically obtained.

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 18 February 2015:
ADEP 3644 Sheet 2 'Proposed plans, elevations & location plan'
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 2015 (or any order revoking and re-enacting that order with or without modification), no windows at first floor level or above shall be installed on either the north or south-facing side elevations of the two storey front extension hereby permitted.

130. **Application 15/00150/FUL - 14 Green Lane, Sandhurst, GU47 9AG**

Erection of detached two-storey dwelling with parking and amenity space following demolition of existing garage

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council which recommended refusal on the grounds that:
 - i) the application will result in a cramped development.
 - ii) There is inadequate parking provision for a three bedroom property.
- Three letters of objection had been received, containing comments summarised as follows:
 - Inaccuracies in application: reference is made to no. 16 Green Lane which does not exist, it is no. 18 which is the neighbouring property; no reference made to demolition of garage at no. 14 Green Lane; plans do not show location or size of existing dwelling at no. 18 and the extension approved at this dwelling;
 - Overdevelopment;
 - Businesses run from 14 Green Lane (vehicle recovery business and car sales);
 - Parking;
 - Access including damage to the lane
 - Impact to residential amenities of neighbouring properties
 - Installation of solar panels will be unsightly
 - There is a mobile home in rear garden of no. 14 Green Lane
- A letter of support from 14 Green Lane.

A motion to **APPROVE** the recommendations of the Head of Planning as set out in the report and on the supplementary report was moved and seconded. On being put to the vote the motion was **LOST**.

An alternative motion to **REFUSE** the application was moved and seconded. On being put to the vote that motion was also **LOST**.

Following further consideration of information relating to the parking provision for the proposed new dwelling and the existing property at 14 Green Lane, a further motion to **APPROVE** the recommendations of the Head of Planning as set out in the report and on the supplementary report, subject to a minor

amendment to the wording of Condition 12, was moved and seconded. On being put to the vote the motion was carried.

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

01. Thames Basin Heath Special Protection Area

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

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 April 2015:
drawing no. 2140/PL/200 Rev A
03. No development shall take place until details 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing.
05. The ground floor and first floor windows in the side elevations of the dwelling hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed shut with the exception of a top hung openable fanlight.
06. The development hereby permitted shall not be begun until details showing the finished floor levels of the building 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.
07. 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 prior to the occupation of any part of the approved development, whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any

subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for landscaping shall thereafter be retained.

08. No development shall be begun until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of the new dwelling and retained as such thereafter.
09. The new dwelling shall not be occupied until the associated vehicle parking spaces for the proposed new dwelling and the existing dwelling at 14 Green Lane has been surfaced in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
10. The garage shall be retained for the use of the parking of vehicles at all times.
11. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors
 - (b) Loading and unloading of plant and vehicles
 - (c) Storage of plant and materials used in constructing the development
 - (d) Temporary portacabins and welfare for site operatives
 - (e) wheel washing facilitiesand 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.
12. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The dwelling shall not be occupied until the approved scheme has been implemented. The facilities shall thereafter be retained.
13. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The mitigation measures shall be undertaken in accordance with the approved scheme.
14. The demolition shall not be begun until a scheme for the provision of bird and bat boxes (and other biodiversity enhancements), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be performed, observed and complied with.

15. The development shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
16. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
17. No development shall take place until the side facing window at first floor level serving a bedroom at 14 Green Lane has been relocated to the rear elevation of 14 Green Lane at first floor level as shown on drawing no. 2140/PL/200 received by the Local Planning Authority on 17 February 2015 and retained as such thereafter.

RESOLVED in the event of the S106 planning obligation(s) not being completed by 30 June 2015 the Head of Planning be authorised to **REFUSE** the application on the grounds of:-

01. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document and the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Supplementary Planning Document (2012).

131. Application 15/00205/FUL - 5 Farley Moor, Golden Orb Wood, Binfield, RG42 4BW

Erection of a single storey front/side extension to form porch and internal alterations to form new en-suite on 2nd floor and conversion of existing basement into kitchen/gym.

The Committee noted:

- No objections had been raised by Binfield Parish Council.
- No representations had been submitted.

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 shall be carried out in accordance with the following plans and details received by the Local Planning Authority on 06.03.15:

001 (Existing floor plans), 002 (Existing elevations), 003 (Proposed floor plans), 004 (Proposed elevations), 005 (Location and block plan)

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.

**132. Application 15/00263/RTD - Telecommunications Mast, Fernbank Road, Ascot
Swapout of existing 13.8m Telegraph Pole and replacement with a new 13.8m Jupiter Pole with shrouded antennas and additional cabinet at ground level.**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Two objections had been received raising the following concerns:
 - A new mast may interfere with and block television signals
 - Third attempt to get this right. How many more attempts do they require?
 - Another cabinet, two are already there.
 - Has anyone actually guaranteed that it is safe on the health aspect as it is so close to our windows?
 - What is a Jupiter pole?
 - Positioning of the pole was not well thought out originally.

RESOLVED the siting and appearance of the development proposed be **APPROVED** in accordance with the plans as stated below:-

01. The development shall be carried out in accordance with the following plans and details received by the Local Planning Authority on 18.03.15:
Drawing number 100 issue V1; 300 issue V1; 301 issue V1; 200 issue V1; 201 issue V1.

133. Binfield House Nursery - Application 13/00966/FUL

The Committee received a report concerning an urgent action decision taken by the Director of Environment, Culture and Communities relating to the application for planning permission for development at Binfield House Nursery.

Planning permission for the development had been approved by the Committee at its meeting on 26 February 2015, subject to a number of conditions, one of which required all parties with any legal or equitable interest in the land to enter into a Section 106 Agreement. The majority of the site was currently owned by the Council, with a relatively small area owned by third parties. The applicant's solicitors had requested that the land in the ownership of third parties be excluded from the Section 106 Agreement, and since the Borough Solicitor had confirmed that this would not undermine the effect of the proposed planning obligations, the Director, with the concurrence of the Chairman, had taken a decision under the Council's urgent decisions procedure to amend proposed condition 41 and exclude the third party land. The decision was required to be taken before 6 April otherwise the development would have been subject to the CIL Charging Schedule.

The Committee noted the report.

134. Confirmation of Tree Preservation Order 1176 - Land at 53, 57, 59, 61 & 65 Oxford Road, Sandhurst - 2014

The Committee considered a report requesting confirmation of this Tree Preservation Order, to which objections had been raised.

The Committee noted two objections from the residents at 57 and 59 Oxford Road, Sandhurst commenting on:

- Concerns about safety and the risk to persons and property by falling branches (particularly in adverse weather).
- Shading and the subsequent loss of sunlight and ambient light to the rooms within the houses.
- The maintenance implications caused by falling leaves, blocked gutters etc.
- Concerns about the potential for the trees to cause subsidence damage to house foundations.

RESOLVED that Tree Preservation Order (TPO 1176) Land at 53, 57, 59, 61 & 65 Oxford Road, Sandhurst – 2015 be confirmed.

135. **Last Meeting**

Since this was the last meeting of the Committee before the elections, the Chairman thanked Members for their support and service, referring in particular to Councillors Mrs Barnard, Blatchford and Kensall who were not standing for re-election.

CHAIRMAN