

PLANNING COMMITTEE
19 APRIL 2018
7.30 - 9.05 PM



Present:

Councillors Brossard (Vice-Chairman), Mrs Angell, Finnie, Mrs Hayes MBE, Heydon, Dr Hill, Mrs Ingham, Mrs Mattick, Mrs McKenzie-Boyle, Phillips and Worrall

Apologies for absence were received from:

Councillors Dudley, Angell, D Birch, Leake, Mrs McKenzie, Skinner and Thompson

89. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 22 March 2018 be approved as a correct record and signed by the Chairman.

90. Declarations of Interest

There were no declarations of interest.

91. Urgent Items of Business

There were no urgent items of business.

92. PS 17/01123/OUT Beaufort Park, South Road, Wokingham, Berkshire RG40 3GD

Outline application (including details of access) for demolition of existing office building ('Beaufort Park') and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council, raising no objection to the initial outline application.
- Fifty representations received from local residents, as summarised in the Agenda papers.
- One comment in support of the application.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Julia Evans, BSRIA objecting to the application and Karen Charles for the applicant.

A motion to approve the recommendation in the officer report was put to the vote and was **LOST**.

Members raised concerns that development on this site would diminish the gap between Crowthorne and Bracknell. There were also concerns that the site was not included in plans for developer housing. Members also made reference to paragraph

10.3 of the officer report, which stated that the site was directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP as it was located outside the defined settlement boundary.

An alternative motion to refuse the application was proposed and seconded and on being put to the vote was **CARRIED**.

RESOLVED that application 17/01123/OUT be **REFUSED** for the following reason:

1. The site is located outside the defined settlement boundary and as such is directly contrary to Policy CS9 of the CSDPD, Policy EN8 and Policy H5 of the BFBLP. All of these policies restrict the development of residential dwellings in the countryside, seeking to protect the countryside for its own sake, unless specific criteria are met. The proposal does not comply with the stated criteria.

2. 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 Supplementary Planning Document (2018).

3. In the absence of a planning obligation to secure affordable housing, Travel Packs, highways scheme to show what roads would be adopted and to secure adoption for those roads, provisions for Management Company to maintain and manage private road and financial contributions towards Education in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD and the resolution on affordable housing made by BFC Executive on 29 March 2011.

93. **18/00089/FUL Land Adjacent To 3 Toonagh, Winkfield Street, Winkfield, Windsor, Berkshire**

Section 73 application for the variation of condition 2 (approved plans) and 3 (material samples) of planning permission 15/00329/FUL for the erection of a new detached 3 bedroom dwelling with associated access and landscaping on land adjacent to 3 Toonagh, following the demolition of the existing garage. [For clarification: the application is for change of materials and form]

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council.
- Nine letters of objection received from neighbouring properties, as summarised in the Agenda papers.

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 (11 June 2015) of the original planning permission 15/00329/FUL
REASON: A section 73 application cannot be used to vary the time limit for

implementation therefore this condition must remain unchanged from the original 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 January 2018, 20 March 2018 and 3 April 2018:
00118-A02-001/A
00118-A01-002
00118-A00-002
00118-A00-003
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. The development shall be carried out in accordance with the schedule of materials as set out on plan reference 00118-A02-001/A received by the Local Planning Authority on 20 March 2018.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]
04. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A and B of Part 1 of the Second Schedule of the 2015 Order shall be carried out.
REASON: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply.
[Relevant Policies: BFBLP GB1, Core Strategy DPD CS9]
05. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 east or south west facing side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawings.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
06. The rooflight in the south west facing side elevation of the building shall at all times be high level windows having a sill height of not less than 1.7 metres above internal floor level.
REASON: To prevent the overlooking of neighbouring property.
[Relevant Policies: BFBLP EN20]
07. The dwelling shall not be occupied until the associated vehicle parking and turning space has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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 Policies: BFBLP M9, Core Strategy DPD CS23]
08. The development shall be implemented in accordance with the approved covered and secure cycle parking facilities received by the Local Planning

Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.

REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9]

09. The development shall be implemented in accordance with the approved Sustainability Statement received by the Local Planning Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

10. The development shall be implemented in accordance with the approved Energy Demand Assessment received by the Local Planning Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS12]

11. The development shall be implemented in accordance with the approved external lighting details received by the Local Planning Authority on 6 January 2016 under application 16/00002/FUL and retained as such thereafter.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

94. **18/00160/FUL 4-5 Keepers Coombe, Bracknell, Berkshire RG12 0TN**

Erection of two storey front extensions to both properties, with driveway enlargement to 5 Keepers Coombe.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council objecting to the proposal.
- Three objections received from local residents, as summarised in the Agenda papers.

RESOLVED that the application is recommended to 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:
Site Plan and Location Plan - Drawing Number: 32 - Received 23rd February 2018
Ground and First Floor and Roof Plan As Proposed - Drawing Number: 33 F - Received 19th April 2018
Front and Side Elevations and Sections AA and BB As Proposed - Drawing Number: 34 F - Received 17th April 2018
Email confirming no encroachment - Received 19th March 2018
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 extensions hereby permitted shall be similar in appearance to those of the existing dwellings.
REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
04. The extension at 5 Keepers Coombe hereby approved shall not be occupied until the associated vehicle parking has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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 Policies: BFBLP M9, Core Strategy DPD CS23]
05. 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 extension hereby permitted except for any which may be shown on the approved drawing(s).
REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]
06. The approved extensions to 4 and 5 Keepers Coombe shall be constructed and substantially finished concurrently.
REASON: In the interests of the residential amenity of the neighbouring property.
[Relevant Policies: BFBLP EN20]
95. **18/00132/FUL 58 Carnation Drive, Winkfield Row, Bracknell, Berkshire RG42 7QT**

Retention of 3no. non obscured and openable roof lights to side elevation.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Winkfield Parish Council recommending refusal.
- Two letters of objection received from neighbouring properties, as summarised in the Agenda papers.

RESOLVED that the application is recommended to be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall comply with the following approved plans:
Site Location Plan, Received 07.02.2018
Proposed Floor Plans, and Roof Plan, Drawing number: BC SUB.05, Received 07.02.2018
Proposed Elevation, Drawing number: BC SUB.08, Received 07.02.2018
Proposed Section B-B, Drawing number: BC SUB.06, Received 07.02.2018
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

96. **Confirmation of TPO 1266 - 'Land at 125 Bullbrook Drive, Bracknell, Berkshire - 2018'**

The Committee received a report confirming the Tree Preservation Order (TPO) 1266 Land at 125 Bullbrook Drive, Bracknell, Berkshire – 2018.

Under section 198 of the Town and Country Planning Act 1990 and The Town & Country Planning (Tree Preservation) (England) Regulations 2012, the Council had made a Tree Preservation Order (TPO) to retain and protect trees that were assessed to be of amenity value and were judged to be at expedient risk of removal or other adverse affect. Representations had been made to the Council and they were included within the subject of the report.

RESOLVED that the Committee confirms the Tree Preservation Order in its current form.

CHAIRMAN