

**PLANNING COMMITTEE  
14 FEBRUARY 2019  
7.30 - 8.12 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, D Birch, Mrs Hayes MBE, Dr Hill, Mrs Ingham, Leake, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Phillips, Skinner, Thompson and Worrall

**Apologies for absence were received from:**

Councillors Finnie and Heydon

**71. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 17 January 2019 be approved as a correct record and signed by the Chairman.

**72. Declarations of Interest**

There were no declarations of interest.

**73. Urgent Items of Business**

There were no items of urgent business.

**74. PS 18/01230/FUL The Rose and Crown, 108 High Street, Sandhurst, Berkshire GU47 8HA**

**Erection of 2no. dwellings with associated access, parking, landscaping and bin/cycle storage following demolition of existing outbuildings to rear of existing public house.**

This item was deferred and withdrawn from the agenda.

**75. 16/01039/FUL Lambrook, Winkfield Row, Bracknell, Berkshire RG42 6LU**

**Installation of 8no. timber columns (maximum height 5 metres) with 8no. LED lighting units (148w each) within the existing school car park fronting Winkfield Row.**

A site visit had been held on Saturday, 10 February 2019, which had been attended by Councillors Angell, Mrs Angell, Brossard, Dudley, Gaw, Mrs Hayes MBE, Kennedy, Mrs McKenzie, Mrs McKenzie Boyle and Phillips.

The Committee noted:

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

**RESOLVED** that the application be **APPROVED** subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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.

001 PL01 Location Plan - LPA received 16.11.16

005 PL/03 Proposed Car Park Lighting Plan - LPA received 13.02.19

Lambrook School Car Park Lighting Scheme dated 27.11.2018

Time Switch Technical Specification (Sangamo) - LPA received 02.06.17

Photocell Technical Specification (Royce Thompson -Oasis 2000) - LPA received 02.06.17

010 PL/00 Existing & Proposed Cable Ducting Routes - LPA received 02.06.17

Bat Mitigation and Enhancement Plan dated 22 September 2016

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 approved materials.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP Saved Policy EN20, Core Strategy DPD Policy CS7]

04. The Lighting scheme hereby permitted for the school car park shall only be illuminated as follows and controlled by a time switch and light sensor.

(i) 1<sup>st</sup> October – 15<sup>th</sup> March, Monday- Friday between 07:15 hours – 08:30 hours and 16:00 hours – 19:00 hours; and

(ii) other school related events requiring lighting as hereby approved which will need to be first agreed in writing by the Local Planning Authority in advance of each school year.

The lighting scheme shall thereafter always be controlled in accordance with the approved details.

REASON: In the interests of nature conservation and the amenities of the neighbouring residential properties and character of the area.

[Relevant Policies: BFBLP EN20 and EN15]

05. All existing lighting within the car park shall be removed no later than the first use of the car park lighting scheme hereby approved.

REASON: In the interests of nature conservation and the amenities of the neighbouring residential properties and character of the area.

[Relevant Policies: BFBLP EN20 and EN15]

06. No development shall commence until details of all new excavations relating to the approved lighting scheme, and designed to minimise their adverse impact on tree roots, have been submitted to and approved in writing by the Local Planning Authority. Details shall be site specific and include: -

An approved layout plan at a minimum scale of 1:200 scale, showing the accurate trunk positions and branch spreads of existing retained trees in relation to the proposals.

a) Layout and construction profile drawing/s.

b) Engineering/ Arboricultural construction method statement.

c) Implementation method statement including timing/ phasing of works. The excavations shall be implemented in full accordance with the approved details.

REASON: - In order to safeguard tree roots and thereby safeguard trees considered worthy of retention in the interests of visual amenity of the area. [Relevant Policies: BFBLP EN1, EN20 and CSDPD CS7]

07. The lighting scheme hereby permitted shall not be begun until:-

(i) further bat surveys have been undertaken on the tree (T1) in the car park where a hole was seen during the ecologists site visit (as identified on Arbtech Plan at Appendix 3 of the Bat Mitigation and Enhancement Plan dated 16 August 2016) and

(ii) the further survey has been submitted to and approved by the Local Planning Authority, and

(iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of an bats has been achieved in accordance with mitigation and monitoring proposals previously submitted in writing to and approved by the Local Planning Authority.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: Core Strategy CS1]

76. **18/01096/FUL 29 Spring Meadow, Bracknell, Berkshire RG12 2JP**

**Change of use of amenity land to garden and erection of close boarded fence.**

The Committee noted:

- The comments of Bracknell Town Council recommending refusal of the application.
- Five objections received from local residents, as summarised in the Agenda papers.

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

1. 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.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 1<sup>st</sup> February 2019 by the Local Planning Authority:

Fencing Plans and Elevations – Drawing Number: C-2454 D

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. 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. As a minimum, the quality of all 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 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 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.

REASON: In the interests of good landscape design and the visual amenity of the area. [Relevant Policies: BFBLP EN2 and EN20, CSDPD CS1 and CS7]

77. **18/01202/FUL 27 Top Common, Warfield, Bracknell, Berkshire RG42 3SH**

**Erection of part single part two storey rear extension, three additional windows in the northern side elevation and extension of existing driveway.**

The Committee noted that:

- Warfield Parish Council had raised no objection to the application.
- There were no representations from neighbouring properties or other third parties.

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

1. 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.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:

Floor Plans & Elevations – Rev C – Received 10<sup>th</sup> January 2019

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in appearance those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The windows to be inserted into the northern elevation of the existing dwellinghouse at first floor level hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). The openable part(s) shall at all times be no less than 1.7 metres above internal floor level of the room in which the window will be installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

5. 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 northern (side) elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s). REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

78. **18/01214/3 Land Fronting 5 To 14 Windmill Road, Bracknell, Berkshire  
Formation of 11no. Parking spaces on amenity land.**

The Committee noted:

- No comments had been received from Bracknell Town Council.
- Two letters of support for the application had been received.

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

1. 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.
2. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 11<sup>th</sup> December 2018 by the Local Planning Authority, received 18<sup>th</sup> December 2018:  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
3. 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.  
REASON: In the interests of good landscape design and the visual amenity of the area.  
[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

79. **18/01245/RTD Junction Lovel Road, Pigeonhouse Lane and North Street,  
Winkfield, Windsor, Berkshire  
Installation of 17.8m high monopole with an integrated equipment cabinet and 3  
free standing equipment cabinets.**

This application has been withdrawn from the agenda as it has been dealt with under delegated powers (issued on 11 February 2019).

**CHAIRMAN**