

**PLANNING COMMITTEE
21 MARCH 2019
7.30 - 8.42 PM**



Present:

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

Also Present:

Councillors Virgo

Apologies for absence were received from:

Councillors Finnie and Worrall

80. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 14 February 2019 be approved as a correct record and signed by the Chairman.

81. Declarations of Interest

There were no declarations of interest.

82. Urgent Items of Business

There were no urgent items of business.

83. 18/00397/FUL Westwood House, Swinley Road, Ascot, Berkshire SL5 8BA

Erection of building accommodating 73 assisted living units with associated parking, landscaping and vehicular access/exit on to Swinley Road, following demolition of existing dwelling.

A site visit had been held on Saturday, 16 March 2019, which had been attended By Councillor Angell, Mrs Angell, Birch, Brossard, Dudley, Mrs Hayes, Mrs Ingham. Mrs McKenzie, Mrs McKenzie-Boyle, Thompson and Virgo.

The Committee noted:

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

RESOLVED that the application be **REFUSED** for the following reason(s):

01. The proposal would result in a large development, of increased height, scale and mass of built form than currently on the site, and out of scale with other

development in the area. The proposal would require the removal of a number of protected trees. Accordingly the proposal would result in an incongruous development, harmful to the character and appearance of the area and the site. The proposal is therefore contrary to Policies CS7 and CS9 of the CSDPD, EN1, EN8 and EN20 of the BFBLP and to the NPPF.

02. 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).
03. In the absence of a planning obligation to secure a minimal level of care per week, a travel plan and contribution towards off site bio-diversity improvements in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy CS6 of the Core Strategy Development Plan Document and the Planning Obligations SPD (2016).

84. **18/01059/FUL 12 Greenways, Sandhurst, Berkshire GU47 8PJ**

Erection of single storey front, side and rear extensions and alterations to materials.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- Sandhurst Town Council raised no objections to the application.
- Five letters of objection received from residents, 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 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 29th January 2019 by the Local Planning Authority:
OS Plan and Proposed Site Plan – Drawing Number: GA001 A
Proposed Site Plan – Drawing Number: GA004 C
Proposed Ground Floor Plan – Drawing Number: GA005 B
Proposed Roof Plan – Drawing Number: 007 C
Proposed Elevations – Drawing Number: GA015 D
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No works 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 works to the development shall be carried out in accordance with the approved details.

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

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

04. The tree/ vegetation protection measures shown on the approved site plan shall be erected in accordance with BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.
- In addition to the protection measures specified above,
- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
 - b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
- REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
- [Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

85. 18/01203/3 Street Record Wilwood Road, Bracknell, Berkshire

Formation of 11no. parking spaces on 3no. sections of amenity land.

A site visit had been held on Saturday, 16 March 2019, which had been attended By Councillor Angell, Mrs Angell, Birch, Mrs Birch, Brossard, Dudley, Mrs Hayes, Mrs Ingham. Mrs McKenzie, Mrs McKenzie-Boyle and Thompson

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The three letters of support received for the application.

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 11th December 2018 by the Local Planning Authority, received 18th December 2018:
General Layout – Drawing Number: 4817/358 – Received 18th December 2018
Existing Tree RPAs – Drawing Number: 4817/365 – Received 4th February 2019
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. 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 parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. 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]
04. The trees shown on the approved plans, shall be protected by installing protective measures within the application site at a distance specified in BS 5837:2012 (or any subsequent revision) Annexe D to the standard illustrated in BS 5837:2012 (or any subsequent revision) Section 6 prior to the commencement of development, including any initial clearance, and shall be maintained fully intact and (in the case of fencing) upright until the completion of all building operations on the site. No activity of any description must occur at any time within these areas including but not restricted to the following: -
- a) No mixing of cement or any other materials.
 - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
 - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
 - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
 - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
 - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

86. 19/00037/3 Stanley Walk, Bracknell, Berkshire

Siting of outdoor street market with dismountable stalls for three days a week including occasional speciality themed markets and siting of associated storage container within Jubilee Gardens.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- That Bracknell Town Council raise no objection to the proposal.

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:-
 - Weekly Street Market Plan dated 11.01.19
 - Weekly Street Market and Storage Unit Plan dated 11.01.19REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No market stalls shall be erected and/or operated from on more than 3 days in any one week and not during Remembrance Sunday whichever Sunday this falls on.
REASON: To prevent conflict of uses and to maintain emergency access.
04. No setting up of market stalls or deliveries shall take place before 07:00 on any day and no market stall will be left erected overnight the same day.
Reason: In the interests of the amenities of the occupiers of nearby premises.
[Relevant Policies: BFBLP EN25]
05. An access route from Jubilee Gardens to the front of Princess Square with a minimum width of 4m shall be maintained at all times.
REASON: To allow adequate emergency vehicle access to Princess Square.

CHAIRMAN