

**PLANNING COMMITTEE**  
**18 MARCH 2021**  
**6.30 - 8.00 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Mrs Hayes MBE, Heydon, Mrs McKenzie-Boyle and Virgo

**Apologies for absence were received from:**

Councillors Green, Mrs Mattick, Mossom and Skinner

**Also Present:**

Councillors Mrs Ingham

**92. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 11 February 2021 and the Special meeting of the Committee held on the 25 February 2021 be approved as a correct record and signed by the Chairman.

**93. Declarations of Interest**

There were no declarations of interest.

**94. Urgent Items of Business**

There were no urgent items of business.

**95. PS 20/00812/FUL Bedfordshire Down, Warfield, Bracknell**

**Erection of part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Warfield Parish Council raised no objection to the proposed development.
- The objections received by 10 addresses as summarised in the agenda.
- The 3 further objections as detailed in the supplementary report.
- The representations from 2 public speakers who joined the meeting.

**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 documents received by the Local Planning Authority:

Proposed Site Block Plan – 20.4BD.09 - Received 26.02.2021

Proposed Elevations – 20.4BD.06 – Revision A – Received 13.01.2021

Proposed First Floor Plans – 20.4BD.04 – Revision A – Received 18.02.2021  
Site Location Plan/Site Block Plan – 20.4BD.07 – Revision A – Received 25.02.2021  
Proposed Ground Floor Plans – 20.4BD.03 – Received 14.10.2020  
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 extension hereby permitted shall be similar in appearance to those on the existing dwelling.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. The development hereby approved shall not be brought into use until the associated vehicle parking for 2 cars to the front of the property has been surfaced with a bound or bonded material in accordance with the approved Block Plan (drawing reference 20.4BD.09). 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]

5. The garage accommodation shall be retained for the use of parking of a least 1 vehicle and 6 cycles 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, and in the interests of accessibility of the development to cyclists.

[Relevant Policy: BFBLP M9]

6. The first floor window in the rear elevation of the proposed development shall at all times be a high level window having a sill height of not less than 1.7 metres above internal floor.

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFBLP EN20]

7. 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 windows, similar openings or enlargement thereof shall be constructed at first floor level or above in the side or rear elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

8. The hours of site clearance and construction shall be limited to: - between 8:00 am and 6:00 pm Monday to Friday - between 8:00 am and 1:00 pm Saturday There shall be no site clearance or construction undertaken on Sundays and Public Holidays.

REASON: In the interests of the amenities of the occupiers of nearby residential premises. [Relevant Policies: BFBLP EN25]

**Proposed front and side extension with increase in roof height, internal alterations and associated works, following demolition of existing attached shed.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Crowthorne Parish Council recommending refusal as detailed in the agenda.
- The 2 objections from neighbouring properties as detailed in the agenda.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

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

**RESOLVED** That application 20/00758/FUL be **REFUSED** for the following reason:

1. The proposal by reason of its increased height, bulk and massing would appear unduly prominent and have a detrimental overbearing impact to the occupiers of the neighbouring properties. The proposed development would therefore be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document, the BFBC Design SPD and the National Planning Policy Framework.

97. **20/01034/3 Church Road, Owlsmoor, Sandhurst**

**Convert grass amenity areas to provide 11 additional residents parking spaces in 3 locations**

- The supplementary report tabled at the meeting.
- That Sandhurst Town Council raised no objection.
- The 2 letters of objection from 2 neighbouring properties as detailed in the agenda.
- The further letter of objection as detailed in the supplementary report.

**RESOLVED** that The application is **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:

Layout – Received 26.02.2021

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 (1<sup>st</sup> 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]

98. **20/01052/3 Rosedale Gardens, Bracknell, Berkshire**

**Conversion of grassed amenity land into 10 no. residents parking spaces in various locations.**

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objections.
- That no representations had been received.

RESOLVED that the application is 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:

Layout - Received 17.03.2021

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 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]

99. **20/01053/3 Keldholme, Bracknell, Berkshire**

**Conversion of grass amenity area into no.14 parking bays**

The Committee noted:

- That Bracknell Town Council raised no objection.
- That no representations had been received.

**RESOLVED** that the application is **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:

Layout – Received 26.02.2021

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 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]

100. **20/01054/3 Oakengates, Bracknell, Berkshire**

This application was deferred.

101. **Exclusion of Public and Press**

**RESOLVED** that pursuant to Regulation 21 of the Local Authorities (Executive Arrangements) (Access to Information) Regulations 2000 and having regard to the public interest, members of the public and press be excluded from the meeting for the consideration of item 12 which involves the likely disclosure of exempt information under the following category of Schedule 12A of the Local Government Act 1972:

(5) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

102. **Information Item - Use of Urgent Decisions Procedure**

The Committee received a report which detailed the use of Urgent Decisions Procedure.

**RESOLVED** that the Planning Committee noted the content of the report.

**CHAIRMAN**