

**PLANNING COMMITTEE
13 DECEMBER 2018
7.30 - 9.48 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Mrs Hayes MBE, Heydon, Mrs Ingham, Mrs Mattick, Mrs McKenzie-Boyle, Phillips, Skinner and Thompson

Also Present:

Councillor Turrell

Apologies for absence were received from:

Councillors D Birch, Finnie, Dr Hill, Leake, Mrs McKenzie and Worrall

54. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 8 November 2018 be approved as a correct record and signed by the Chairman.

55. Declarations of Interest

There were no declarations of interest.

56. Urgent Items of Business

There were no items of urgent business.

57. PS - 17/01371/FUL Ranelagh School Playing Fields, Larges Lane, Bracknell, Berkshire

Erection of a sports facility including all weather football/rugby pitch with associated floodlighting; Multi-Use Games Area (MUGA) for football/hockey; MUGA for tennis/netball; two storey education building; 100m sprint track and long jump pit; and provision of new access with parking and vehicular turning facility.

This item was deferred for further information.

58. PS - 18/00898/FUL 1 The Green Bracknell Berkshire RG12 7BG

Sub-division of existing house to form two self-contained dwellings, erection of two storey side extension and part two storey, part single storey rear extension.

A site visit had been held on Saturday, 8 December 2018, which had been attended by Councillors Angell, Brossard, Dudley, Heydon, Mrs Mattick and Mrs McKenzie Boyle.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal of the application.
- Thirteen letters of objection received from local residents, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Karen Mackinnon objecting to the application and Ben Temple on behalf of the applicant.

A motion to approve the recommendation in the officer report failed since it was not seconded.

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

RESOLVED that application 18/00898/FUL be **REFUSED** for the following reasons:

- 1) By reason of their size and scale, and of the narrowing of the gap between No. 1 The Green and Kynoch Vets, the proposed extensions would detract from the character and appearance of The Green which occupies a distinctive location within the Easthampstead Conservation Area, and the visual amenities of the area as a whole. As such the proposal would be contrary to CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 and the NPPF.
- 2) The proposal by reason of increased traffic movements to and from the site would lead to an intensification of the site which would result in an adverse impact on access and highway safety. The proposed development would therefore be contrary to Policy CS23 of the Core Strategy Development Plan Document and the National Planning Policy Framework.
- 3) The occupants of the additional dwelling 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 retained Policy NRM6 of the South East Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018) and the National Planning Policy Framework.

59. **PS - 18/00995/FUL 16 Westbrook Gardens, Bracknell, Berkshire RG12 2JD**
Erection of part single, part two storey rear extension, two storey side extension following demolition of existing garage.

A site visit had been held on Saturday, 8 December 2018, which had been attended by Councillors Angell, Brossard, Dudley, Heydon, Mrs Ingham, Mrs Mattick and Mrs McKenzie Boyle.

The Committee noted:

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

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Paul Collier objecting to the application and Barrie Smith, Agent for the applicant.

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

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

RESOLVED that application 17/00995/FUL be **REFUSED** for the following reason:

- 1) The two storey side extension by reason of its design constitutes an incongruous addition within the streetscene to the detriment of the character and appearance of the surrounding area which has historic significance. The two storey side extension would therefore be contrary to 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan, CS7 of the Core Strategy Development Plan Document and Bracknell Forest Council Supplementary Planning Document (March 2017).

60. **17/00883/FUL McDonalds, Wildridings Road, Bracknell, Berkshire RG12 7WT**
Erection of a single storey front, rear and side extensions including changes car park layout, erection of new bin store, installation of "drive through" booth, replacement of existing storage area and associated works.

A site visit had been held on Saturday, 8 December 2018, which had been attended by Councillors Angell, Brossard, Dudley, Heydon, Mrs Mattick, Mrs McKenzie Boyle and Turrell.

The Committee noted:

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

RESOLVED that the Head of Planning be authorised to **APPROVE** the application 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 received by the Local Planning Authority on 7 March 2018 and 13 November 2018:

0912-0917-04/AB, 0912-0917-305/A, 0912-0917-50/Q, 0912-0917-05/N, 0912-0917-06/P

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 development hereby permitted shall be of similar appearance to those of the existing building.

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

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

04. The extended restaurant shall not be brought into use until a litter management strategy has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

REASON: In the interests of residential amenity.

[Relevant Policies: BFBLP EN20]

05. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The protective fencing and other protection measures shall be erected prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity of any description must occur at any time within these protected 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,

- g) 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.
- h) 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]

06. The development shall be carried out in accordance with the ADL Refuse Management Plan reference ADL/CC/418/26B dated November 2018.

REASON: In the interests of highway safety and residential amenity.

[Relevant Policies: BFBLP EN20, CSDPD CS23]

61. **18/00827/FUL Sunnymead, Jocks Lane, Bracknell, Berkshire RG42 1SU**

Erection of 3no. dwellinghouses and one chalet bungalow, revised access, on-site car parking, private amenity space and landscaping following demolition of existing dwelling and associated garage.

A site visit had been held on Saturday, 8 December 2018, which had been attended by Councillors Angell, Brossard, Dudley, Heydon, Mrs Ingham, Mrs Mattick and Mrs McKenzie Boyle.

The Committee noted:

- The comments of Bracknell Town Council.
- Six letters of objection to the application received from local residents, as summarised in the Agenda papers.

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

- Measures to avoid and mitigate the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA).

the Head of Planning be authorised to **APPROVE** the application 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 received by the Local Planning Authority on 16 August 2018 and 5 October 2018:

PI2/01/B, PI2/02/A, PI2/03, PI2/04 PI2/05/A, PI2/06, PI2/07

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

03. No superstructure works shall take place until brick and tile samples to be used in the construction of the external surfaces of the dwelling 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.

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

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

04. No construction works shall take place until details showing the finished floor levels of the dwelling 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.

REASON: In the interests of the character of the area.

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

05. No construction works shall take place 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 building approved in this permission.

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

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

06. No construction works shall commence 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.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

07. The first floor bathroom window in the east facing side elevation of Unit 1 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 to a height not less than 1.7m above internal floor level.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

08. The first floor dormer windows in the east facing side elevations of Units 2 and 3 and the west facing side elevation of Unit 4 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 to a height not less than 1.7m above internal floor level.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

09. 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 west or east facing side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

10. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

11. No dwelling shall be occupied until the vehicle parking and turning space for the new dwellings has been set out in accordance with the approved drawing. The spaces shall be retained as such thereafter and shall not be used for any purpose other than parking and turning.

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]

12. No dwelling shall be occupied until secure and covered parking for bicycles and storage for refuse has been provided in accordance with the approved drawings. It shall be retained as such thereafter.

REASON: In order to ensure bicycle facilities and refuse storage are provided.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

13. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

14. No dwelling shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for off-site highway works including a new footway or lane widening to the front of the site. The dwellings provided by the carrying out of the development shall not be occupied until the off-site highway works have been completed in accordance with the scheme.

The development shall be carried out in accordance with the approved details.

REASON: In the interests of highway safety.

[Relevant Policy: CSDPD CS23]

15. 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) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and 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.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

16. The development hereby permitted shall be carried out in accordance with the tree protection measures as set out on plan 9435-KC-XX-YTREE-TPP02REVD received by the Local Planning Authority on 10 October 2018.
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]

17. The development hereby permitted shall be carried out in accordance with the mitigation measures contained in Calyx Environmental Ltd 'Preliminary Ecological Appraisal and Bat Survey Report' dated July 2017 (reference FHS17001).
REASON: In the interests of nature conservation.
[Relevant Policies Core Strategy CS1, CS7]

18. The demolition of any buildings on site shall not commence unless the Local Planning Authority has been provided with either:
a) a Licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity will require a Licence.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

19. No dwelling shall be occupied 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.
REASON: In the interests of sustainability and the efficient use of resources.
[Relevant Policy: Core Strategy DPD CS10]

20. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy requirements will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwellings as constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.
REASON: In the interests of the sustainability and the efficient use of resources.
[Relevant Plans and Policies: CSDPD Policy CS12]

21. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.
REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.
[Relevant Policies: CSDPD CS1, BFBLP EN25]

In the event of the S106 agreement not being completed by 31 March 2019, the Head of Planning be authorised to either extend the period further or 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 Supplementary Planning Document (2018).

62. **Confirmation of Tree Preservation Order (TPO) 1285**
Land at 41 Whitelands Drive, Ascot, SL5 8LS – 2018

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

The Committee noted the objection to the Order from a local resident, as summarised in the Agenda papers.

RESOLVED that Tree Preservation Order 1285 'Land at 41 Whitelands Drive, Ascot, SL5 8LS – 2018 be confirmed.

63. **Confirmation of Tree Preservation Order (TPO) 1289**
Land at 19 & 20 Dundas Close and 33 & 35 Saffron Road, Bracknell, Berkshire – 2018

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

The Committee noted the objection to the Order from a local resident, as summarised in the Agenda papers.

RESOLVED that Tree Preservation Order 1289 'Land at 19 & 20 Dundas Close and 33 & 35 Saffron Road, Bracknell, Berkshire – 2018 be confirmed.

CHAIRMAN