

**PLANNING COMMITTEE
11 FEBRUARY 2021
6.30 - 8.51 PM**



Present:

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

Apologies for absence were received from:

Councillors Green

79. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 21 January 2021 be approved as a correct record and signed by the Chairman.

80. Declarations of Interest

Councillor Mrs McKenzie declared an affected interest in 20/00698/FUL Waitrose, 390 Yorktown Road, College Town and would leave the meeting for this item.

81. Urgent Items of Business

There were no urgent items of business.

**82. PS 19/00497/FUL Land North Of Herschel Grange, Warfield Street, Warfield
Erection of 33 dwellings (including 10 affordable dwellings), with car parking, landscaping, open space and access from Herschel Grange, following demolition of 6 Herschel Grange.**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Warfield Parish Council recommending refusal.
- The 41 objections from 33 addresses as detailed in the agenda.
- A further letter of objection submitted on behalf of the Warfield Village Action Group.
- The 11 further objections as detailed in the supplementary report.
- The representations from 2 public speakers who joined the meeting.

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 19/00497/FUL be **REFUSED** for the following reasons:

1. The proposed development would have a harmful, urbanising impact on the character and appearance of the countryside and would be unsympathetic to the character of the adjacent settlement, contrary to Policies EN8, EN20 and H5 of the Bracknell Forest Borough Local Plan and Policies CS1, CS2, CS7 and CS9 of the Core Strategy Development Plan Document, and the NPPF.
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 Avoidance and Mitigation Supplementary Planning Document (2018), and the NPPF.
3. In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to 'Saved' Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF.
4. The proposed development would unacceptably increase the pressure on open space of public value and community facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the on-site provision of open space of public value, the proposal is contrary to Policy R4 of the Bracknell Forest Borough Local Plan, Policies CS6 and CS8 of the Core Strategy Development Plan Document, the Planning Obligations SPD, and the NPPF.
5. It has not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to Policies CS1 and CS6 of the Core Strategy Development Plan Document, the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

83. 20/00031/COND 28 Meadow Way, Bracknell, Berkshire

Details pursuant to Condition 03 (Materials), Condition 04 (Slab Levels), Condition 08 (Landscaping), Condition 09 (Boundary Treatments), Condition 10 (Sustainability Statement), Condition 17 (Site Organisation) and Condition 23 (Services) of planning permission 17/00929/FUL.

The Committee noted:

- The supplementary report tabled at the meeting.
- The objections received from 8 postal addresses as detailed in the agenda.
- The further objection received as detailed in the supplementary report.

RESOLVED that the details submitted in respect of conditions 3, 4, 8, 9, 10, 17 and 23 of planning permission 17/00929/FUL, and as listed below, are **APPROVED**:

Condition 3 - materials

The use of the following materials are acceptable:
Roof tiles - Redland plain concrete tiles.
Facing brickwork - Wienerberger multi-clay bricks.
Feature diaper pattern brickwork - Wienerberger blue.
Render - K-Rend (Silicone coloured render).
Windows and doors - Eurocell UPVC in slate grey.
Rainwater goods - gutters and downpipes in anthracite grey.
The development shall be carried out in accordance with the approved details.

Condition 4 - slab levels

The details shown on drawing no. 17-03-PL-601-B received 20 February 2020 and drawing no. E02 Rev A received 12 January 2021 are acceptable in relation to the above condition.

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

Condition 8 - landscaping

The details shown on drawing nos. 17-03-WD-101 E, 10105.01 Rev A, 10105.02 Rev A and E02 Rev A received 26 May 2020, 8 September 2020 and 12 January 2021 and document entitled Maintenance and Management Plan - soft works and hard works received 20 February 2020 are acceptable in relation to the above condition. 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.

Condition 9 - boundary treatment

The details shown on drawing nos. 17-03-WD-101 E, and 10105.01 Rev A received 26 May 2020 and 8 September 2020 are acceptable in relation to the above condition.

The approved scheme shall be implemented in full before the occupation of the new dwellings and retained as such thereafter.

Condition 10 - sustainability

The details contained in document entitled "Appendix AA - Water Efficiency Calculator for new dwellings" received 20 February 2020 are acceptable in relation to the above condition.

The development shall be implemented in accordance with the approved details and retained as such thereafter.

Condition 17 - site organisation

The details shown on drawing nos. 17-03-PL-801-D and 17-03-PL-901-A received 16 December 2020 are acceptable in relation to the above condition.

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 approved purposes.

Condition 23 - services

The details contained in the document "Arboricultural Method Statement" (Rev C) by Barton Hyett Associates received 12 January 2021 and shown on drawing no. 404-S-01 Rev H received 15 December 2020 are acceptable in relation to the above condition.

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

84. **20/00722/FUL 42 Walsh Avenue, Warfield, Bracknell**

Erection of first floor side extension and single storey rear extension following demolition of existing conservatory.

The Committee noted:

- The supplementary report tabled at the meeting.
- Warfield Parish Council's objection to the application as detailed in the agenda papers.
- The 3 objections received from neighbouring properties.

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:

Existing and Proposed Roof Plan - Drawing Number 20.42WA.P05 - Received 28.09.2020

Proposed Floor Plans - Drawing Number 20.42WA.P03.01.01 - Received 09.02.2021

Proposed Elevations - Drawing Number 20.42WA.P04.01 - Revision 01 - Received 28.10.2020

Proposed Parking Plan - Drawing Number 20.42WA.P06.03 - Revision 03 - Received 20.1.2021

Proposed Site Location and Block Plans - Drawing Number 20.42WA.SITE.P01.03 Received 09.02.2021

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined on the Application Form, received 28th of September 2020 by the Local Planning Authority.

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

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

4. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been surfaced 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]

5. No development (including demolition and site clearance) shall take place 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 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 (c) above.

REASON: In the interests of highway safety and pedestrian safety.
[Relevant Policies: Core Strategy DPD CS23]

85. **20/00918/FUL Erin Lodge, Jigs Lane, South Warfield**

Erection of single storey rear extension.

The Committee noted:

- The comments of Warfield Parish council raising no objection.
- That there have been no representations received from neighbouring properties

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 on 4th December 2020:

GIS Plan

Location Plan

Existing & Proposed Plans & Elevations – Drawing Number FUL/01

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, with the exception of the flat roof which shall be constructed from grey fibreglass.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

86. **20/01061/RTD Calfridus Way Playing Fields, Calfridus Way, Bracknell**

This item has been deferred and would be considered at a special meeting of the Planning Committee on 25 February 2021.

87. **21/00020/PAC Countrywide House, 28 Wellington Business, Park Dukes Ride**

This item was determined under delegated powers.

88. **20/00698/FUL Waitrose, 390 Yorktown Road, College Town**

Section 73 application to vary delivery hours imposed under Condition 1 of planning permission 624293 and 02/00675/FUL

The Committee noted:

- The supplementary report tabled at the meeting.
- That Sandhurst Town Council considered no objection to the application.
- 17no. letters of objection received (from 14no. different postal addresses as detailed in the agenda papers.
- That one letter of support had been received.

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

1. No deliveries shall be taken at or dispatched from the site outside the hours of:
Mondays to Saturdays - 07:00 hours until 22:00 hours;
Sundays - 09.00 hours until 19.00 hours.

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Plans and Policies: BFBLP EN20, EN25]

2. The delivery hours hereby approved shall operate at all times in accordance with the Delivery Management Plan received 10 February 2021 by the Local Planning Authority.

REASON: In the interests of the amenities of the occupiers of nearby residential properties.

[Relevant Plans and Policies: BFBLP EN20, EN25]

3. The visibility splays shall be kept clear of all obstructions above a height of 0.6 metres.

REASON: In the interests of road safety.

4. The areas shown on the approved plans as parking, access, loading, unloading and manoeuvring areas shall be kept clear for these purposes and shall not be used for any storage, industrial or business purposes.

REASON: In order that adequate servicing space is provided to the satisfaction of the Local Planning Authority.

CHAIRMAN