

**PLANNING COMMITTEE  
22 SEPTEMBER 2011  
7.30 - 9.35 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs Angell, Mrs Barnard, Birch, Blatchford, Davison, Finch, Finnie, Gbadebo, Heydon, Kendall, Leake, Mrs Pile, Sargeant, Thompson and Worrall

**Also Present:**

Councillor Mrs Ballin, Executive Member for Planning, Transport & Economic Development

**Apologies for absence were received from:**

Councillors Ms Brown and Virgo

**20. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 21 July 2011 be approved as a correct record and signed by the Chairman.

**21. Declarations of Interest**

There were no declarations of interest.

**Giving apologies for site visits**

The Chairman reminded members of the need to send their apologies to the Head of Development Management if they were unable to attend site visits.

**22. Miscellaneous item: Proposed Modification of Recreational/Sports and Recycling Facilities Obligations in Planning Agreement dated 18 December 2001, The Parks, Broad Lane, Bracknell**

This item was withdrawn from the agenda following receipt of a holding objection from Sport England.

**23. PS 11/00416/FUL - Land At Former RAF Staff College Site Broad Lane Bracknell**

**Erection of community centre/pavilion building, floodlit Multi-Use Games Area, 2 no. refurbished tennis courts, 57 space car park, recycling centre, play area (LEAP) and amenity space with associated paths and landscaping and vehicular access from Gibson Drive via Nicholson Park following demolition of squash courts building.**

This item was withdrawn from the agenda following receipt of a holding objection from Sport England.

24. **11/00431/FUL - Greentyles, 22 Prince Consort Drive ,Ascot**

**Erection of 1 no. four bed detached dwelling with associated garages following demolition of existing dwelling & garage.**

A site visit had been held on Saturday 17 September 2011 which had been attended by Councillors Mrs Barnard, Brossard, Ms Brown, Dudley, Finnie, Gbadebo, Sargeant, Thompson and Virgo.

The Committee noted

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Winkfield Parish Council
- One letter of objection

**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.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 20th June 2011:  
P10/09/S/310; P10/09/S/311; P10/09/S/312; P10/09/S/320; P10/09/S/321; P10/09/S/330; P10/09/401  
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
03. No development shall take place until details 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 development shall be carried out in accordance with the approved details.
04. The development hereby permitted shall not be begun 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 any of the buildings approved in this permission or as may otherwise be agreed in writing by the Local planning Authority.
05. The development hereby permitted shall not be begun until details showing the finished floor levels of the buildings 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.
06. The development hereby permitted shall not be begun until either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment has been submitted to, and agreed by, the Local Planning Authority demonstrating that the development will meet a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating. The development shall be implemented in accordance with the Design Stage Report and BRE interim certificate and retained in accordance therewith unless the Local Planning Authority gives prior written consent to any variation.
07. The development shall not be occupied until a Post Construction Review Report carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate has been submitted to the Local Planning Authority which demonstrates that the development has been

constructed to meet a minimum standard of Level 3 of the Code for Sustainable Homes or a "Very Good" or "Excellent" BREEAM rating.

08. No development shall be occupied until the associated vehicle parking has been set out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.
09. The garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.
10. No development shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved by the Local Planning Authority.
11. No gates shall be provided at the vehicular access to the site.
12. The protective fencing and other protection measures specified in the following plans and particulars  
Arboricultural Implications Assessment and Method Statement  
ACAC/AMS/473/10 (Revision A)  
Drg ACAC/AMS/473/10/01 Arboricultural Implications Drawing  
Drg ACAC/AMS/473/10/02 Tree Protection Plan 1 Demolition  
Drg ACAC/AMS/473/10/03 Tree Protection Plan 2 Construction  
shall be erected in the locations agreed in writing by the Local Planning Authority 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 (unless agreed otherwise in writing by the Local Planning Authority). 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.
13. Arboricultural supervision shall be provided in full accordance with the method statement and schedule contained in the following document:  
Arboricultural Implications Assessment and Method Statement  
ACAC/AMS/473/10 (Revision A)
14. The development hereby permitted shall not be begun until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

- a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.
  - b) Materials including porous surface finish.
  - c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.
  - d) Program and method of implementation.
- The Construction Method Statement shall be implemented in full accordance with the approved scheme, under supervision, prior to the occupation of the dwelling. The No Dig structure shall be retained in perpetuity thereafter.
15. All existing hard standing areas to be removed which are located within the minimum Root Protection Areas of retained trees shall be undertaken under arboricultural supervision in full accordance with the Arboricultural Method Statement ACAC/AMS/473/10.
  16. The development hereby permitted shall not be begun until:
    - (i) a site layout plan showing the proposed layout of all underground services and external lighting and
    - (ii) a programme for the phasing and timing of works
 have been submitted to and approved in writing by the Local Planning Authority. Details of the site layout plan shall include: -
    - a) Accurate trunk positions and canopy spreads of all retained trees/hedgerows and mature groups of shrubs.
    - b) Surface water/ foul drainage and associated inspection chambers (existing reused and new)
    - c) Soak-aways (where applicable)
    - d) Gas, electricity, telecom and cable television.
    - e) Lighting columns and all associated ducting for power supply.
    - f) Phasing and timing of works.
 The development shall be carried out in accordance with the approved site layout plan and the approved programme.
  17. 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 without the prior written permission of the Local Planning Authority.
  18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out.
  19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no hard surface as permitted by Class F of Part 1 of the Second schedule of the 1995 Order shall be provided for any purpose incidental to the enjoyment of the dwelling house
  20. The development hereby permitted shall be carried out in accordance with the mitigation measures outlined in Bat Mitigation and Protection Plan dated March 2011 unless otherwise agreed in writing by the Local Planning Authority.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that order, no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.
22. The demolition shall not be begun until a scheme for the installation of wildlife boxes has been submitted to and approved in writing by the Local Planning Authority.  
The approved scheme shall be performed, observed and complied with.

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policy EN1 which seeks to protect tree and hedgerow cover.

Policy EN15 which seeks to avoid lighting schemes outside of settlements which would have an adverse effect upon the character of the surrounding land, residential amenity or wildlife.

Policy EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

Policy EN25 which seeks to avoid development which would generate unacceptable levels of noise, smoke, gases, fumes, effluent, vibration, dust or other environment effects which would adversely added the amenities of occupiers or buildings, or users of outdoor space.

Policy GB1 which permits building in the Green Belt for agriculture, forestry, outdoor sport and recreation, cemeteries, replacement, alteration or extension to existing dwellings and domestic outbuildings, provided there is no adverse harm to the character of the Green Belt and road safety.

Policy GB3 which permits residential development within Green Belt Villages where it relates to infilling, subdivision of an existing dwellings, accommodation for domestic staff or aged relative in a subordinate unit, replacement, alteration or limited extension to an existing dwelling, where it would not adversely affect the character of the area or road safety.

Policy M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document: Policy CS1 which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features.

Policy CS7 which seeks to ensure that developments are of high quality design.

Policy CS9 which seeks to protect land outside of settlement for its own sake, particularly from development that would adversely affect the character, appearance or function of the land.

Policy CS10 which requires development proposals to be accompanied by a

Sustainability Statement.

Policy CS23 which seeks to ensure the Council will use its powers to reduce the need to travel, and promote alternative modes, increase safety of travel and maintain and improve the local road network.

South East Plan: Policy CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and use innovative design to create a high quality built environment which promotes a sense of place.

Policy SP5 which seeks to protect the Green Belt.

Policy T4 which seeks an appropriate level of parking.

Policy NRM5 which seeks to conserve and improve biodiversity.

Guidance contained in the draft National Planning Policy Framework has been taken into account.

Having due regard to the EC Habitats Directive 1992 and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) it is considered that this application provides sufficient information to demonstrate that it passes the tests set out therein. In this instance it is considered that the application is: -

For an imperative reason of overriding public interest of :-

- A social reason
- An economic nature
- A beneficial consequence of primary importance for the environment because of the substantial reduction in energy requirements and the subsequent significant reduction in carbon emissions.

It is also considered that there are no satisfactory alternatives to the development because the existing property is in need of repair and substantial modernisation. The costs of these works would be expensive and still not meet energy efficiencies and modern living standards that can be achieved with a new build.

It has been confirmed that the actions authorised will not be detrimental to the maintenance of the species concerned at a Favourable Conservation Status in their natural range.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN1, EN15, EN20, EN25, GB1, GB3 and M9, CSDPD Policies CS1, CS7, CS9, CS10 and CS23, and SEP Policies CC6, SP5, T4 and NRM5. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

**25. 11/00441/FUL - Bluebell House, Lovel Lane, Winkfield**

**Erection of single storey extension to existing garage building and reconstruction of existing pitched roof.**

The Chairman welcomed Kelly Sweeney, Senior Planning Officer, to her first meeting of the Committee.

The Committee noted

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Winkfield Parish Council.
- One letter of objection.
- A letter from the applicant's agent in response to the letter of objection.

**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.
02. The development shall be carried out in accordance with the following plans and details received by the Local Planning Authority on 24.06.2011, 26.07.2011 & 04.08.2011:  
1014 SP01: Existing Site Plan  
1014 AP01: Proposed Site Plan  
1014 AS10: Existing Plan and Elevations  
1014 AP10: Proposed Plan and Elevations  
1014 AP12: Proposed East Elevation  
1014 AP13: Proposed Roof Plan  
1014 AP14: Proposed North Elevation  
Tree Survey, Impact Assessment, Method Statement, July 2011
03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 north, south east and west elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).
04. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing by the Local Planning Authority.
05. The building hereby approved shall remain ancillary to the property known as Bluebell House, Winkfield and shall not be occupied at any time as a separate independent dwelling or business. It shall not be used other than for the garaging of vehicles and storage ancillary to the property known as Bluebell House unless otherwise agreed in writing by the Local Planning Authority.
06. All existing trees, hedgerows and groups of mature shrubs shown to be retained on the approved drawings ref: 1014 AP01 shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision. The development shall be carried out in accordance with the approved drawings.
07. The protective fencing and other protection measures specified by condition 6 shall be erected in the locations agreed in writing by the Local Planning Authority 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 (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. 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,
- 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.

#### Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan: Policies

GB1-which permits building in the Green Belt for agriculture, forestry, outdoor sport and recreation, cemeteries, replacement, alteration or extension to existing dwellings and for domestic outbuildings provided there is not adverse harm to the character of the Green Belt and road safety.

EN1-which seeks to protect tree coverage and hedgerow cover.

EN20-as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area.

M9-which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document: Policies

CS7-which seeks to ensure that developments are of a high quality design  
(Please note that this is not intended to be an exhaustive list).

Guidance contained in the draft National Planning Policy Framework has been taken into account.

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies GB1, EN1, EN20 and M9 and CSDPD Policy CS7. The proposal will not adversely affect the character of the building, neighbouring property or area or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

**26. 11/00540/FUL - 41 Prince Consort Drive, Ascot**

**Erection of 6 bedroom detached dwelling including 5 dormer windows following demolition of existing dwelling.**



A site visit had been held on Saturday 17 September 2011 which had been attended by Councillors Mrs Barnard, Brossard, Ms Brown, Dudley, Finnie, Gbadebo, Sargeant, Thompson and Virgo.

The Committee noted

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Winkfield Parish Council.
- Five letters of objection.

The Committee expressed some concern about the possible future use of the annex/garage. Access to the first floor annex was via a separate internal staircase.

**RESOLVED** that the application be **approved** subject to:-

- (i) the addition of an informative to advise that the occupation of the annexe accommodation independently of and not ancillary to the residential use of the dwelling house, known as 41 Prince Consort Drive, would require a separate planning permission; and
- (ii) the following conditions:-
  01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
  02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 01/08/11:  
1502/11/B and Site location plan  
Amended plans 1502/12/C, 1502/14, 1502/13/D, 1502/10/C received by the Local Planning Authority on 31/08/11  
Tree constraints plan 7507/01/A received by the Local Planning Authority 07/09/11  
Amended landscape plan 11.170.01/d received by the Local Planning Authority on 15/09/11  
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
  03. The development hereby approved shall be implemented using the following material samples received by the Local Planning Authority on 12/07/11 unless otherwise agreed in writing by the Local Planning Authority:  
Smead Dean London stock brick for the external brickwork  
Cembrit Contessa grey slate for the roof
  04. The tree protection barriers and other tree protection measures shall be implemented in full accordance with approved drawing 502/10 Rev C and in full accordance with the Arboricultural Protection Statement 1502 received by the council on 31.8.11 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 (unless agreed otherwise in writing by the Local Planning Authority). Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. 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,
  - 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.
05. No development shall take place, including works of demolition and site clearance, until full details of a programme of supervision/monitoring for all arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) Induction and personnel awareness of arboricultural matters.
  - b) Identification of individual responsibilities and key personnel.
  - c) Statement of delegated powers.
  - d) Timing and methods of site visiting and record keeping.
  - e) Procedures for dealing with variations and incidents.
- Development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.
06. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written approval to any variation.
07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no hard surface as permitted by Class F1 of Part 1 of the Second Schedule to the 1995 Order shall be provided other than as approved by the Local Planning Authority under Condition 8, above.
08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) no enlargement, addition, improvement or other alteration permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule to the Order shall be carried out.
- The site is located within the designated Green Belt Village where strict controls over the form, scale and nature of development apply.
09. The garage shall only be used for the parking of private motor vehicles and ancillary domestic storage unless otherwise agreed in writing by the Local Planning Authority.
10. The dwelling shall achieve Level 3 of the Code for Sustainable Homes. The dwelling shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.
11. The en suite window in the south east elevation of the development hereby permitted shall not be glazed at any time other than with a minimum of

- Pilkington Level 3 obscure glass (or equivalent). It shall at all times be fixed with the exception of a top hung openable fanlight.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 south east elevations of the dwelling (including garage) hereby permitted except for any which may be shown on the approved drawing(s).

Summary Of Reason(s) For Decision:

The following development plan policies have been taken into account in determining this planning application:

Bracknell Forest Borough Local Plan:

EN20 as it would be acceptable in terms of its impact upon the character of the area, and amenity of surrounding properties and adjoining area

EN1 which seeks to protect tree and hedgerow cover.

GB3 which permits residential development within Green Belt Villages where it relates to infilling, subdivision of an existing dwellings, accommodation for domestic staff or aged relative in a subordinate unit, replacement, alteration or limited extension to an existing dwelling, where it would not adversely affect the character of the area or road safety.

M9 which seeks satisfactory parking provision for vehicles and cycles.

Core Strategy Development Plan Document:

CS1 which seeks to ensure that development makes efficient use of land and buildings, reduces the need for travel, promotes a mix of uses, conserves water and energy use, supports the economic wellbeing of the population, protects and enhances safety, natural resources, character of local landscape and historic and cultural features

CS7 which seeks to ensure that developments are of high quality design.

CS9 which seeks to protect land outside of settlement for its own sake, particularly from development that would adversely affect the character, appearance or function of the land.

Policy CS10 which requires development proposals to be accompanied by a Sustainability Statement.

South East Plan:

SP5 which seeks to protect the Green Belt.

CC6 which seeks development that will respect and enhance the character and distinctiveness of settlements and landscapes, and the innovative design to create a high quality built environment which promotes a sense of place

Policy NRM5 which seeks to conserve and improve biodiversity

Guidance contained in the draft National Planning Policy Framework has been taken into account.

(Please note that this is not intended to be an exhaustive list).

The following considerations have been taken into account:

The proposal will not adversely affect the character or visual amenity of the green belt village given the scale and design of the dwelling in comparison to the previous appeal scheme or the amenity of neighbouring residents given the position of

windows from the boundary. A landscaping and tree protection/monitoring scheme has been proposed which is considered to safeguard and enhance the significant existing trees and landscaping on the site. Survey information provided for previous applications has suggested the proposal will not have an adverse impact on ecology. The planning application is therefore approved.

27. **PS 11/00579/RTD - Land Adjacent 9 New Wokingham Road and Junction of Dukes Ride, Crowthorne**

**Installation of a 12.5m high telecommunications mast and 1 no. equipment cabinet.**

The Committee noted

- The additional information contained within the supplementary report of the Head of Development Management, tabled at the meeting.
- The comments of Crowthorne Parish Council.
- 39 letters of objection (from 37 households).
- An email from the applicant's agent

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker, Mr Alan Beech, who lived locally.

**RESOLVED** that the application be **refused** for the following reasons:-

1. The proposal would create an obstruction within the highway verge which would encroach on the intervisibility sightline at the signalled controlled junction of Dukes Ride and New Wokingham Road and this would be a hazard to road users and detrimental to highway safety. The proposed development would therefore be contrary to Policy CS23 of the Core Strategy Development Plan Document.
2. By reason of its siting, height and design, the proposal represents an unduly prominent feature within the street scene, to the detriment to the character and visual amenities of the surrounding area. The proposed development would therefore be contrary to Policy CC6 of the South East Plan, Policies SC4 and EN20 of the Bracknell Forest Borough Local Plan and to Policy CS7 of the Core Strategy Development Plan Document.

28. **Miscellaneous item - Government Consultation on the National Planning Policy Framework (NPPF)**

The Committee considered the report of the Head of Development Management on the Government consultation on the new National Planning Policy Framework (NPPF) which would replace the current suite of National Planning Policy Statements, Planning Policy Guidance Notes and some Circulars and advice letters from CLG.

Responses to the consultation would be made via a questionnaire by 17 October 2011.

The report set out the background to the consultation and its implications for Bracknell Forest. The views of the Planning Committee were sought and would be

taken into account by the Executive Member for Planning, Transportation and Economic Development, who attended the meeting, in responding to the consultation on behalf of the Council.

The Committee noted that:-

- It was planned to reduce 1000 pages of planning policy to approximately 60.
- The six main sections of the document were:-
  - Delivering sustainable development
  - Plan-making
  - Development Management
  - Planning for prosperity (economic element)
  - Planning for people (social element)
  - Planning for places (environmental element)
- There was a change in the definition of sustainable development.
- There was a shift away from spatial planning.

The Head of Development Management outlined some of the issues arising from the consultation document.

The Chief Officer: Planning and Transport advised the Committee that the Head of Development Management had met today with the Parish and Town Clerks and the report had been sent to all parishes. A review of the Bracknell Forest Local Plan would commence in the spring 2012.

The officers answered questions posed by members. It was anticipated that introduction would be April 2012 but there could be some delay on this due to the large response to the consultation.

The Committee considered that the main objective was to defend the quality of life for residents in Bracknell Forest. It was concerned about the ambiguity of the consultation document should be addressed..

One member expressed the view that he was keen not to affect the progress that was being made and did not wish to lose the opportunity to strengthen the Council's and communities' control

**RESOLVED** that

- (i) the Committee noted the publication of the draft NPPF and recognised the key amendments to national planning policy that would result from its adoption;**
- (ii) the Committee noted with concern some of the key implications for the Borough which could result from adoption of the NPPF, including:**
  - 1. The ambiguous nature of the document, the lack of consistency in terminology both within the document itself and with other Government legislation and policy documents;**
  - 2. The high degree of weight given to supporting economic growth (potentially at the expense of other 'sustainable development' considerations);**
  - 3. The lack of clarity as to how existing plans would be tested for 'conformity' with the NPPF and lack of any transitional arrangements could leave even those Councils with adopted core**

- strategies having no local plans against which to consider development proposals and facing the presumption in favour;
4. The proposed changes were likely to create greater uncertainty, delay and cost into the planning system contrary to the Governments stated objectives.
  5. The requirement for a 5 year land supply plus 20%, without which the NPPF stated that permission should be granted (a stronger presumption than currently set out in PPS3);
  6. The inconsistency in approach with regard to Gypsy and Traveller provision (related to the Government's recent consultation NPS, which it was proposed would be incorporated into the final version of the NPPF);
  7. Concern that whereas current guidance (PPS12) required plans to make provision for schools to meet the future needs of communities the NPPF (para 1.27) appeared to indicate the role of the LPA would essentially be in relation to considering applications from school providers;
  8. Whilst the consultation referred to the rescinding of PPG18 'Enforcing Planning Control' there was no guidance on Enforcement within the draft NPPF, this represented a serious omission.
- (iii) the Executive Member for Planning, Transport and Economic Development be advised of the concerns of the Planning Committee as set out above and emphasising that the introduction of the NPPF in its present form had the potential to significantly undermine the role of the Committee in protecting our communities, heritage and the environment from harmful developments.
- (iv) the Executive Member for Planning, Transport and Economic Development be recommended to seek the support of our MPs in seeking a re-consideration of this proposed guidance by the Government.
- (v) the response sent by the Executive Member for Planning, Transport and Economic Development to the consultation be copied to Town and Parish Councils with a request that they respond to the Government Consultation supporting our concerns over this proposed change to national planning policy.

**CHAIRMAN**