

PLANNING COMMITTEE
18 JULY 2013
7.30 - 9.00 PM



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Mrs Angell, Mrs Barnard, Birch, Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Heydon, Kendall, Thompson, Turrell, Virgo and Worrall

Also Present:

Councillors Mrs Ballin, Brunel-Walker and Mrs Pile

19. **Minutes**

RESOLVED that the minutes of the Committee meeting held on 20 June 2013 be agreed as a correct record and signed by the Chairman.

20. **Declarations of Interest**

There were no declarations of interest.

21. **Urgent Items of Business**

There were no items of urgent business.

22. **Application 13/00214/FUL Tesco Stores Ltd, Whitton Road, Bracknell.**

Installation of pod with canopy for 'Click and Collect' customer collection.

A site visit had been held on Saturday 13 July which had been attended by Councillors Ms Brown, Brossard, Davison, Dudley, Finnie, Heydon and Turrell.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Winkfield Parish Council
- Three letters of objection expressing concerns around increased traffic from delivery vehicles and customers. Increase in noise levels through the night and disregard of planning procedure.

Members expressed concern over the impact that the installation would have on noise being emitted from the air conditioning and refrigeration units in the pod, the potential impacts of increased traffic movements in the locality and the possible impacts of the pod's lighting on neighbouring residents.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and County Planning Act
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 2nd March 2013:
- PL (20) 200
PL (20) 201
PL (90) 200
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority
03. The noise level of the equipment hereby approved (or any replacement equipment) shall not cause the existing background level (as at the date of the noise survey received by the Local Planning Authority on 22.05.2013) to increase whilst in operation.
REASON: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.
04. The facility hereby permitted shall not be open to customers outside the following times: 08:00 - 20:00 hours Monday to Saturday and 10:00 - 16:00 hours Sunday.
REASON: In the interests of the amenities of the occupiers of nearby residential premises.
[Relevant Policies: BFBLP EN25]

23. **Application 13/00259/FUL 50 Napier Road, Crowthorne, Berkshire.**

Erection of first floor rear extension and front porch, with associated alterations to fenestration.

A site visit had been held on Saturday 13 July which had been attended by Councillors Ms Brown, Brossard, Davison, Dudley, Finnie, Heydon and Turrell.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Crowthorne Parish Council
- One letter of objection expressing concern that the proposed extension was overbearing and unneighbourly and that the development would result in an unacceptable loss of light to neighbouring properties both internally and externally.

The Committee expressed concern at the overbearing nature of the proposed extension.

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act
02. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 12th April and 23rd May 2013:

13010-001
13010-003 (A)
13010-004

REASON: To ensure that the development is carried out only as approved by the 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 dwelling.

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

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

04. 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 west or east facing side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties

[Relevant Policies: BFbLP EN20]

05. The existing parking and turning area shall be retained for the use of the parking and turning of vehicles at all times

REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.

[Relevant Policy: BFBLP M]

06. The shower room window at first floor level in the east elevation and the bathroom window at first floor level in the west elevation of the dwelling 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 with the exception of a top hung openable fanlight.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

24. **Application 13/00373/FUL 4 Vickers Row, Bracknell, Berkshire.**

Erection of 2.6 metre high lean-to on rear elevation. (retrospective)

RESOLVED that determination of this application be deferred to enable the Committee to carry out a site visit.

25. **Application 13/00433/REM Land Within Bracknell Town Centre Millennium Way, Bracknell.**

Details of design, access, appearance, landscaping, layout and scale for redevelopment in the north of Bracknell Town Centre on land bounded by Millennium Way, Bond Way, High Street and Town Square. Redevelopment to provide retail A1-A4 (shops, financial and professional services, restaurants and cafes and drinking establishments), cinema, car parking, new public realm, landscaping and highway works. Reserved matters submitted pursuant to application reference 12/00476/OUT.

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.

- The comments of Bracknell Town Council
- One letter expressing concern over the impact of the development on residents in Albert Road.
- One letter raising concerns about the proposed cycle route through the town centre.

The Executive Portfolio Holder for Economic Development and Regeneration expressed his thanks to all the officers, past and present, for all the work that they had done to ensure that this planning application was brought to the Planning Committee for decision and he congratulated officers and partners on the positive partnership working that had allowed this to happen.

The Committee was informed that there were a small number of minor queries in relation to the works plans that required resolution. In order that the time limit on the application period was not exceeded a resolution that authority to determine the application be delegated to the Head of Development Management in consultation with the Chairman of the Planning Committee was moved and seconded. On being put to the meeting the resolution was approved.

RESOLVED that the determination of this application be delegated to the Head of Development Management in consultation with the Chairman of the Planning Committee.

26. **Date of next meeting**

22 August 2013.

CHAIRMAN