

**PLANNING COMMITTEE  
19 SEPTEMBER 2013  
7.30 - 8.50 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Blatchford, Ms Brown, Davison, Finch, Finnie, Gbadebo, Heydon and Virgo

**Apologies for absence were received from:**

Councillors Angell, Mrs Angell, Mrs Barnard, Birch, Kendall, Thompson, Turrell and Worrall

**Also Present:**

Councillor Brunel-Walker

**41. Minutes**

**RESOLVED** that the minutes of the Committee meeting held on 22 August 2013 be agreed as a correct record and signed by the chairman subject to condition 01 under Minute 30 being amended to delete 'Community Facilities'.

**42. Declarations of Interest**

There were no declarations of interest.

**43. Urgent Items of Business**

There were no items of urgent business.

**44. PS Application 13/00141/REM Land Parcels H20 and H21, Peacock Lane, Bracknell**

**PS Application 13/00141/REM Land Parcels H20 and H21, Peacock Lane, Bracknell**

**Submission of details of scale, layout, appearance and landscaping for drainage, boundary treatment and landscaping works affecting the southern part of land parcel H21 including the rear gardens of plots 32-40 inclusive (12-28 evens Kingfisher Chase). (This application seeks to amend details approved under reserved matters approval 12/00261/REM).**

The Committee noted:

- The supplementary report of the Head of Development Management tabled at the meeting.
- The comments of Bracknell Town Council.
- 18 letters of objection expressing concerns around the removal of the oak trees on grounds of harm to the appearance of the area and to wildlife. There were also concerns around drainage proposals and around accommodating the existing flows from the buffer zone.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by the registered speaker Mr Jackson, who presented his objections to the proposed development.

Members noted the concerns of the objectors and agreed that the trees provided not only visual amenity but also a very much valued ecological amenity to the area and though pleased that they were now shown to be retained felt they should be afforded greater protection.

A motion to approve the recommendations of the Head of Development Management as set out in the report and on the supplementary report was moved and seconded.

An **amendment** to this motion was proposed and seconded to amend condition 03 and to request that the Council's Tree Officer carry out work to consider if a Tree Preservation Order could be placed on the oak trees shown on the approved drawing.

On being put to the vote the amendment was carried. The amended motion then became the substantive motion and on being put to the vote:

It was **RESOLVED** that:-

a) the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans:-  
Location Plan - 26-1768-002A  
Landscaping drawing – 6545D  
Details of Green Screen received 20 February 2013.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
  02. The approved fencing scheme shall be implemented in full before the occupation of any of the dwellings on plots 32-40 (inclusive) (12-28 evens Kingfisher Chase) and shall thereafter be retained.  
REASON: In the interests of the visual amenities of the area.  
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]
  03. No tree shown for retention on the approved drawing shall at any time be topped, lopped, cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority. Any trees shown for retention on the approved drawing which die or become diseased within a period of 5 years of the date of this approval shall be replaced during the nearest planting season (1st October to 31st March inclusive) in accordance with details to be submitted to and approved by the Local Planning Authority.  
REASON: In the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]
- b) The Council's Tree Officer be requested to consider placing a Tree Preservation Order on the oak trees shown to be retained on the approved drawing.

45. **Application 13/00454/FUL 12 Fernhill Close, Bracknell, Berkshire**  
**Application 13/00454/FUL 12 Fernhill Close, Bracknell**

**Change of use from dwelling house to dwelling house incorporating Bed and Breakfast accommodation.**

The Committee noted:

- The comments of Bracknell Town Council
- One letter of objection expressing concerns around the proposed development leading to increased traffic and pressure on parking as well as an increase in noise and disturbance.

It was **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 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 17th June 2013:

'Floor Plans'

'Block Plan'

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

03. No more than two bedrooms shall be occupied in relation to the Bed and Breakfast use hereby approved at any time.  
REASON: In the interests of the amenities of the residents of the neighbouring properties and highway safety.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. The Bed and Breakfast use hereby approved shall not be occupied until the associated vehicle parking spaces has been marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for both the Residential and Bed and Breakfast uses. The spaces shall not thereafter be used for any purpose other than parking.  
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]

46. **Application 13/00527/REM Land Within Bracknell Town Centre, Millennium Way, Bracknell**

**Application 13/00527/REM Land Within Bracknell Town Centre, Millenium Way, Bracknell**

**Details of access, appearance, landscaping, layout and scale for the redevelopment of Charles Square, and landscaping of Stanley Walk including provision of new public realm. Rebuild, extension and new facades to units in (the new) 'Charles Street' and Stanley Walk. Erection of canopy over Stanley**

**Walk. Details pursuant to planning permission 12/00476/OUT (town centre redevelopment).**

**Note for clarification: The application is for the rebuild, extension and new facade to Block C4 and extension and new facade to Block C5, erection of canopy over Stanley Walk, and formation of new public realm and landscaping to Charles Street and Stanley Walk.**

The Committee noted:

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

Members congratulated regeneration officers and other officers involved for an inspirational plan which would make the town centre a great place to work and live. The Executive Member for Economic Development and Regeneration added his thanks to Bracknell Regeneration Partnership for getting plans to this stage and to officers for all their input and work.

Members noted that discussions were taking place with the applicant on the wordings of conditions. In order to ensure that the time limit on the application was not exceeded, officers recommended that the determination of the application be delegated to the Head of Development Management in consultation with the Chairman of the Planning Committee.

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

47. **Application 13/00594/FUL Land Within Bracknell Town Centre, Millennium Way, Bracknell**

**Application 13/00594/FUL Land Within Bracknell Town Centre, Millenium Way, Bracknell**

**Erection of canopy over part of Stanley Walk and alterations to façade fronting Stanley Walk and part of Princess Square.**

It was **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 1990.
02. The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details received by the Local Planning Authority on 10.01.2013  
Site location plan (level 1), 001 Rev 17, 002 Rev 02, 100 Rev 01, 100 Rev  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
03. No development shall take place until samples of the materials to include render, and roofing 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.

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: SEP CC6, BFBLP EN20, Core Strategy DPD CS7]

04. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenity of neighbouring property and the character of the area.

[Relevant Policies: BFBLP EN20 and EN25]

48. **Miscellaneous Item: Government Consultation on revised requirements relating to planning applications for onshore oil and gas**

The report before members provided an opportunity for them to discuss the Government's recent consultation on further proposals to relax planning regulations, this time in relation to requirements relating to planning applications for onshore oil and gas. This consultation was particularly relevant to the Council as licenses for exploratory drilling had already been granted by the Government within the Borough.

Members noted that fees would be set by the Government. The Chairman asked that if members wished to provide comment on this consultation that they contact the Executive Member for Planning and Transport.

It was **RESOLVED** that the report be noted.

49. **Miscellaneous Item: Government Consultation on the relaxation of the Planning Regulations to provide 'Greater flexibilities for change of use'**

The report before members provided an opportunity for them to discuss the Government's recent consultation on further proposals to relax planning regulations, this time in relation to a wide range of changes to the use of existing buildings.

The Head of Development Management reported that this could lead to buildings being used for a range of uses and would need to be monitored carefully.

The Chairman asked that if members wished to provide comment on this consultation that they contact the Executive Member for Planning and Transport.

It was **RESOLVED** that the report be noted.

50. **Miscellaneous Item: Government Consultation on Housing Standards**

The report before members provided an opportunity for them to discuss the Government's recent consultation on proposals to create a set of 'nationally prescribed standards' for house building which would be set out in a new planning policy statement to limit the amount of standards imposed by Councils on housing developments, including accessibility, space standards, security, water efficiency and

energy efficiency. These would be dealt with through building regulations and planning regulations.

The Head of Development Management reported that the industry were concerned about these Government proposals and felt that requirements would be onerous. Officers would need to consider the impact and implications carefully.

The Chairman asked that if members wished to provide comment on this consultation that they contact the Executive Member for Planning and Transport.

It was **RESOLVED** that the report be noted.

51. **Date of Next Meeting**

17 October 2013.

**CHAIRMAN**