

**PLANNING AND HIGHWAYS COMMITTEE**  
**23 JULY 2009**  
**7.30 - 8.40 PM**



**Present:**

Councillors Worrall (Chairman), Mrs Angell, Beadsley, Blatchford, Brossard, Dudley, Finnie, Thompson and Virgo

**Apologies for absence were received from:**

Councillors Packham and Mrs Pile

**21. Substitute Members**

The Committee noted the attendance of the following Substitute Members:

Councillor Mrs Angell for Councillor Mrs Pile

**22. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 25 June 2009 be approved as a correct record and signed by the Chairman.

**23. Declarations of Interest**

In accordance with the Members' Code of Conduct, Part 4, Section 12 of the Council's Constitution:

Councillor Beadsley declared a personal and prejudicial interest in respect of item 7, 09/00378/REM, land at Brakenhale School, Rectory Lane, Bracknell as he was a member of the school governing body.

**24. Chairman's announcement**

The Chairman informed the Committee that the Council had recently undertaken seven successful prosecution proceedings in the Magistrates Court in respect of breaches of planning control at Moss End Garden Centre, Maidenhead Road, Battle Bridge House, Forest Road, and West End Stables, West End Lane, all in Warfield. The offences related to illegal advertisements, non-compliance with a stop notice to stop car sales due to highway dangers and failure to respond to legal notices. In total, fines amounted to £7100 and costs amounted to £3000.

25. **09/00258/FUL - 23 Wasdale Close Owismoor Sandhurst**

**Formation of balcony above front porch.**

A site visit had been held on Saturday 18 July 2009 which had been attended by Councillors Blatchford, Brossard, Thompson, Virgo and Worrall.

The Committee noted the additional information contained within the supplementary report of the Head of Development Management tabled at the meeting.

The Committee noted the comments of Sandhurst Town Council in addition to two objections that had been received and a further email.

**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 21 May 2009: (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

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 EN20, CSDPD CS7.  
(Please note that this is not intended to be an exhaustive list).

The following material considerations have been taken into account:

The proposal is considered to comply with BFBLP Policies EN20, CSDPD 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 proposal would not result in a level of overlooking that would be considered detrimental to the residential amenities and privacy of the adjoining properties at 21 and 22 Wasdale Close to warrant refusal of the application. Further, the proposal would be visible within the street scene but would not be considered to have a detrimental impact upon the character and appearance of the surrounding area, given the setback of 23 Wasdale Close from the main highway. The planning application is therefore approved.

26. **09/00281/FUL - Danleabar Farm Crouch Lane Winkfield**

**Change of use of Units 1, 2, 3, 4, 7, 8 and 11 from Agricultural to non-agricultural storage (B8) and light industrial (B1(c)). (Retrospective)**

The Committee noted the additional information contained within the supplementary report of the Head of Development Management tabled at the meeting.

The Committee noted comments from Warfield Parish Council but asked the Head of Development Management to check the accuracy of this as the application site was

within Winkfield. It has been confirmed that the comments received had been from Winkfield Parish Council. An additional representation had been received from the applicant.

**RESOLVED** that, subject to confirmation that the comments had been received from the appropriate Parish Council, the Head of Development Management be **authorised to approve** the application, subject to the following conditions:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 28th April 2009: Site location plan and drawing no. CL/500/1/Rev A (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
02. Within 1 month of the date of this permission provisions for parking and turning shall be laid out within the site in accordance with the approved plan [CL/500/1/REV A] for vehicles to be parked and for vehicles to turn. The spaces shall not thereafter be used for any purpose other than parking and turning of vehicles.
03. No machinery shall be operated at the premises comprised within the land as outlined in red on the site location plan submitted 28th April 2009 outside the hours 7.00am to 6.30pm on Mondays to Fridays and 8.00am to 1.00pm on Saturday. No machinery shall be operated on Saturday after 1.00pm, Sundays Bank Holidays or recognised Public Holidays.
04. No machinery, equipment or materials including products or parts, crates and packing materials shall be stacked or stored outside of any buildings situated on the land as outlined in red on the site location plan submitted 28th April 2009.
05. The number of persons employed in the units the subject of this permission shall not exceed twenty in number at any one time (including both full time and part time workers).

#### 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 GB4, Re-use and change of use of buildings within the Green Belt states that "within the Green Belt, the change of use and adaptation of existing buildings will only be acceptable where:

- (i) the impact of the proposal on the existing open, rural and undeveloped character of the Green Belt will not be materially greater than that of the present use; and
- (ii) strict control is exercised over the extension or re-used buildings, and the associated land around them, which might conflict with the existing open, rural and undeveloped character of the Green Belt; and
- (iii) the building is of permanent construction and its scale, design, bulk and form are in keeping with its surroundings; and

(iv) the proposed change of use or adaption would not be detrimental to the character and appearance of the building, its surroundings and landscape setting; and

(v) the proposed change of use, within any individual building or complex of buildings within a close proximity, would not result in a net increase of more than 500 square metres of business, industrial, distribution or storage (use class B1 to B8) floorspace; and

(vi) the proposal would not cause significant environmental, road safety or traffic generation problems; and

(vii) the proposed change of use of the building is small scale and appropriate to the area."

- Core Strategy Supplementary Planning Document:

Policy CS9, Development on Land Outside Settlements, states "The Council will protect land outside settlements for its own sake, particularly from development that would adversely affect the character, appearance or function of the land."

- South East Plan:

Policy SP5, Green Belts, states "The existing broad extent of Green Belts in the region is appropriate and will be retained and supported and the opportunity be taken to improve their land-use management and access as part of initiatives to improve the urban fringe."

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

The following material considerations have been taken into account:

Whilst the proposal is considered not to comply with Policy GB4 of the Bracknell Forest Borough Local Plan in that the floorspace exceeds 500m<sup>2</sup>, in this case it is considered that special circumstances apply and it is appropriate to approve the application in accordance with PPS7 and PPG2 para 3.8. The proposal would not adversely affect the land use management or the openness of this Green Belt location in terms of Core Strategy Policy CS9 and South East Plan Policy SP5 nor would the proposal adversely affect highway safety, the character of the plot, neighbouring property or significantly affect the amenities of neighbouring property. The planning application is therefore approved.

**27. 09/00378/REM - Land At The Brakenhale School Rectory Lane Bracknell**

**Submission of details of appearance, landscaping, layout and scale for the erection of 63 no. dwellings (comprising 7 no. 1 bedroom and 12 no. 2 bedroom apartments, 30 no. 3 bedroom and 14 no. 4 bedroom houses) with associated parking, drainage and open space, with access onto Rectory Lane, pursuant to outline planning permission 07/01259/OUT.**

*Having declared a personal and prejudicial interest as a member of the school governing body , Councillor Beadsley withdrew from the meeting during consideration of this item.*

The Committee noted the additional information contained within the supplementary report of the Head of Development Management tabled at the meeting.

The Committee noted the comments of Bracknell Town Council and the Environment Agency, in addition to one letter of objection that had been received.

The Committee thanked the officers for negotiating the revisions to the previous application which had been refused.

**RESOLVED** that 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 and other submitted details:

Received by the Local Planning Authority on 12 June 2009:

O.340.PL 201, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215,  
216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 227-239

Design and Access Statement,

Arboricultural Report dated 25 January 2008

Addendum Transport Assessment

Addendum Flood Risk Assessment

Summary of Highway Works - A Technical Note

Details of Hutton Timber Bench

Received by the Local Planning Authority on 3rd July 2009:

O.340.PL 202A, 203A, 226A

O.383. 1.1C, 1.2C

Soft landscape Works: Maintenance Schedule Revision A

Maintenance Strategy for Cypress Screen Revision A

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans or details).

02. No dwelling shall be occupied until all the visibility splays shown on the approved drawings have been provided. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.
03. No dwelling shall be occupied until the car parking spaces have been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times. There shall be no restrictions on the use of the car parking spaces shown on the approved plan for the occupiers of, or visitors to, any of the buildings hereby permitted, with the exception that one space may be allocated to each of the three and four bedroom houses hereby permitted.

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

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

South East Plan Policy:

CC6 which seeks the creation of sustainable and distinctive communities through a local shared vision which respects, and where appropriate enhances, the character

and distinctiveness of settlements and landscapes and through the use of innovative design processes to create a high quality built environment which promotes a sense of place.

Core Strategy DPD Policies:

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

Bracknell Forest Borough Local Plan Policies:

EN1 which seeks to protect tree and hedgerow cover

EN2 which seeks to supplement tree 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

M4 which seeks to ensure that development which would result in a material increase in the use of the existing highway will provide appropriate pedestrian, cycling and public transport routes

M9 which seeks satisfactory parking provision for vehicles and cycles

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

The following material considerations have been taken into account:

The proposal is considered to comply with the above policies. The proposal would not adversely affect the character or appearance of the surrounding area or the adjacent Easthampstead Conservation Area. The proposed dwellings would be sited and designed so as not to result in unacceptable overlooking or overshadowing of neighbouring properties, or significantly affect their amenities in any other respect. Adequate access and parking is provided to serve the development. The development would not result in the loss of any important trees and would enhance the wildlife value of the site.

The concerns raised by the Town Council have been considered. Issues relating to the amount of development, additional traffic and the safety of the access have been previously considered by the LPA at the outline application stage. The proposal has been significantly amended from the previous application and is now considered to have fully addressed concerns relating to it being out of keeping with and having a detrimental impact on, the character of the area. Parking is provided in accordance with the Council's adopted parking standards.

The planning application is therefore approved.

**CHAIRMAN**