

**PLANNING COMMITTEE – ADVISORY
MEETING
16 SEPTEMBER 2021
6.30 - 7.34 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Green, Mrs Hayes MBE, Mrs McKenzie and Mossom

Apologies for absence were received from:

Councillors Heydon, Mrs Mattick, Mrs McKenzie-Boyle, Skinner and Virgo

Also Present:

Councillors Atkinson

56. Minutes

The minutes of the Committee held on 19 August 2021 were noted.

57. Declarations of Interest

There were no declarations of interest.

58. Urgent Items of Business

There were no urgent items of business.

59. 20/00716/FUL - Land West Of Prince Albert Drive, Prince Albert Drive, Ascot Landscaping), 6 (Boundary), 7 (Driveway), 16 (Biodiversity) and 17 (Lighting) of planning permission 19/00714/FUL for the conversion of existing barn to 6 dwellings, and associated access drive and car park and change of use of land to residential curtilage.

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Winkfield Parish Council as detailed in the agenda
- The 22 letters of objections received as summarised in the agenda.

RECOMMENDED that the Assistant Director: Planning **APPROVE** the application subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date (7 July 2020) of planning permission 19/00714/FUL.

REASON: A section 73 application cannot be used to vary the time limit for implementation therefore this condition must remain unchanged from the original permission.

2. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

drawing no. 02 Rev E received 8 July 2021

drawing no. GRE2: Ecological Enhancements Plan received 8 July 2021

drawing no. PAD/DEC/002 Rev R7 received 8 January 2021

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

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall comprise the following materials:

- Character Oak Feather edge shiplap;
- Chalk render;
- Crest Selbourne Red Multi Stock for brick plinth;
- Structural green oak beams;
- Tapco Slate Roof.

And thereafter be retained and maintained as such.

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

[Relevant Policies: BFBLP EN20, CSDPD CS7]

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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, D, E and F of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be carried out.

REASON: To protect the openness of the Green Belt within which the site is located.

[Relevant Policies: BFBLP GB1, CSDPD CS9]

5. The scheme of hard and soft landscaping shall be implemented in accordance with the approved drawings. 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. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained and maintained as such.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

6. The scheme of walls, fences and any other means of enclosure shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and thereafter be retained and maintained as such.

REASON: In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7]

7. The internal access driveway shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and thereafter be retained and maintained as such.

REASON: In the interests of the visual amenities of the area, highway safety and accessibility.

[Relevant Plans and Policies: BFBLP EN20, CSDPD CS7, CS23]

8. The dwellings hereby permitted shall not be occupied until the associated vehicle parking and turning space has been surfaced in accordance with the approved drawings. The spaces shall thereafter be kept available for parking and turning 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, CSDPD CS23]

9. The car ports hereby approved shall be retained for the use of the parking of motor vehicles at all times and, notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car ports, and no gates or doors shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

10. The dwellings hereby permitted shall not be occupied until secure and covered cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans within the development. The cycle parking facilities shall thereafter be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, CSDPD CS23]

11. Notwithstanding the provisions of Part 2 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), any gates or barriers provided for vehicular access shall open away from the highway and be set back a distance of at least 7 metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: CSDPD CS23]

12. The parking and turning areas and internal access driveway shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

13. All existing trees shown to be retained and protected in the document entitled "Arboricultural Impact Assessment Addendum" by Landarb Solutions received 13 August 2019 shall be protected by 2m high (minimum) welded mesh panels, supported by a metal scaffold framework, constructed in accordance with Section 6.2 of British Standard 5837:2012, or any subsequent revision. The development shall be carried out in accordance with the approved document/drawings.

REASON: In order to safeguard trees in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

14. The protective fencing specified by condition 13 shall be erected 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. 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. 49

Planning Committee 16th September 2021

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:

a) 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.

b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard trees in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

15. The precautionary measures detailed in the Ecological Impact Assessment by Grassroots Ecology received 13 August 2019 shall be undertaken in accordance with the approved mitigation measures and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

16. The biodiversity enhancements shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and retained as such thereafter.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

17. The external site lighting shall be implemented in accordance with the approved drawings before the occupation of any of the dwellings approved in this permission and retained as such thereafter. Any repair or replacement of the lighting hereby approved shall be as a like for like replacement. No other external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with the approved details.

REASON: To ensure that wildlife is not adversely affected by the proposed development.

[Relevant Policies: BFBLP EN20 and EN25, CSDPD CS1 and CS7]

18. The internal floor layout of plots 1 -6 as shown on drawing no. PAD/DEC/001 received 13 August 2019 by the Local Planning Authority shall be laid out as

approved and thereafter retained as such so that each dwelling comprises a maximum of 3 bedrooms at any time.

REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]

60. **20/00716/FUL - 329 Yorktown Road, College Town, Sandhurst**

Erection of 2no detached 3 bedroom dwellings

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Sandhurst Town Council objecting to the proposal as detailed in the agenda.
- The 7 letters of objection received as summarised in the agenda.
- The 2 additional letters of representation as detailed in the supplementary report.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore the item would be taken to a formal meeting of the Planning Committee.

61. **21/00327/3 - Appledore, Bracknell, Berkshire**

Conversion of grassed amenity land within 5 locations in Appledore into 17 parking spaces.

The Committee noted:

- That Bracknell Town Council raised no objection.
- That no objections had been received.

RECOMMENDED that the Assistant Director: Planning **APPROVE** the application 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 and other submitted details:

Layout – Received 14.07.2021

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

03. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. 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 parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants

included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

62. **21/00340/FUL - The Methodist Church, Winkfield Row, Bracknell**

Conversion and change of use of vacant church (F1 use) to a 1 bed dwelling (C3 use) with associated alterations.

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Winkfield Parish Council objecting to the application as detailed in the agenda.
- The 4 objections received as summarised in the agenda.
- The representation received which supported the reuse of a vacant building

RECOMMENDED that the Assistant Director: Planning **APPROVE** application 21/00340/FUL subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

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 and other submitted details:

Location Plan (01) – Received 24.04.21

Proposed Elevations and Sections (03) – Received 24.04.21

Proposed Floor Plans (04 Rev B) – Received 24.08.21

Proposed Elevations and Sections (05) – Received 24.04.21

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

03. The following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

a) Plan and elevation drawings, with materials annotated, of all new windows at a minimum scale of 1:10;

b) Plan and elevation drawings, with materials annotated, of all new doors at a minimum scale of 1:10;

c) Manufacturers details of the type of rooflights. Rooflights are to be conservation type, fitted flush with or below the roof covering.

The works shall be implemented as approved.

REASON: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.

04. All new works, and works of making good to the retained fabric, whether internal or external shall be finished to match existing, original or adjacent work with regard to the methods used and to materials, colours, textures and profiles.

REASON: To safeguard the special architectural and historic interest of the building in accordance with the requirements of policy.

05. Notwithstanding what is shown on the approved plans: the first floor rear windows on the development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent) unless the parts of the window which are clear glazed are more than 1.7 metres above the floor of the room in which the window is installed. They shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

06. No part of the first floor side facing rooflight of the development hereby permitted shall be positioned lower than 1.7 metres above the finished floor of the room in which the rooflight is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 on the side or rear elevations of the development hereby permitted except for any which may be shown on the approved drawing(s), unless they are glazed with a minimum of Pilkington Level 3 obscure glass (or equivalent) or the parts of the window, opening or enlargement which are clear glazed are more than 1.7 metres above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties.

[Relevant Policies: BFBLP EN20]

08. At no time shall the accommodation provided in the dwelling hereby approved be altered so that the dwelling shall comprise more than 1 bedroom.

REASON: To prevent an over-development of the site and to avoid additional parking pressures.

[Relevant Policies: BFBLP M9]

09. The development shall not be begun until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule. All hard landscaping works and 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. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area. [Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

10.No development shall take place until a construction traffic management plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved plan.
REASON: In the interests of highway safety and amenity of neighbouring dwellings
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS23]

63. **21/00763/PAC - Atrium Court, The Ring, Bracknell**

This item was determined under delegated powers.

CHAIRMAN