

**PLANNING COMMITTEE
28 JULY 2021
6.30 - 7.05 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Bhandari, Mrs Hayes MBE and Mossom

Apologies for absence were received from:

Councillors Angell, Dr Barnard, D Birch, Brown, Gbadebo, Green, Mrs Mattick, Mrs McKenzie, Parker and Virgo

Also Present:

Councillors Heydon, Mrs McKenzie-Boyle and Skinner

38. Minutes

The minutes of the Advisory meeting of the Committee held on 15 July 2021 were noted.

39. Declarations of Interest

There were no declarations of interest.

40. Urgent Items of Business

There were no urgent items of business.

**41. PS 21/00317/PARC Parkfield House, Cambridge Road, Crowthorne, Berkshire
Prior approval application for additional storey to provide residential
accommodation comprising of 2 No. 1 bed flats and 3 No. 2 bed flats.**

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Crowthorne Parish Council as detailed in the agenda.
- The objections from Crowthorne Village Action Group as summarised in the agenda.
- The 23 objections received as summarised in the agenda.
- The representations from two public speakers who joined the meeting.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that application 21/00317/PARC be **REFUSED** for the following reason:

1. The proposed design by virtue of its appearance does not respect the character or form of the original host building. The proposal is therefore considered to be contrary

to Policies CS7 of the Core Strategy DPD, 'Saved' Policy EN20 of the Bracknell Forest Local Plan and Policies CR 1 and CR4 of the Crowthorne Neighbourhood Plan.

42. **21/00276/OUT Land To The Rear Of Rendcombe Terrace Road, South Binfield, Bracknell, Berkshire RG42 4DN**

Outline Application with all matters reserved except for access for the erection of a 3-bedroom dwelling with integral garage and associated access to rear of existing dwelling.

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Binfield Parish Council as detailed in the agenda.
- The 7 objections received as summarised in the agenda.
- The Design Report which had been submitted by the agent and detailed in the supplementary report.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that application 21/00276/OUT be **REFUSED** for the following reasons:

1. The proposed erection of a dwelling within the rear garden of Rendcombe would result in a cramped and unneighbourly form of development, to the detriment of the character of the area and the amenities of the surrounding properties. The proposed development would therefore be contrary to Policy BF1 of the Binfield Neighbourhood Plan, Policy CS7 of the Core Strategy Development Plan Document, 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.
2. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Regulation 63(5) of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

43. **21/00573/FUL Froxfield, Beehive Road, Binfield, Bracknell, Berkshire RG12 8TR
Erection of first floor hipped roof side and rear extension.**

The Committee noted:

- The supplementary report tabled at the meeting
- The comments of Binfield Parish Council as detailed in the agenda.

- The 5 objections received as summarised in the agenda.

A motion to approve the recommendation in the officer report was proposed but fell at the vote.

Therefore an alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**.

RESOLVED that application 21/00573/FUL be **REFUSED** for the following reason:

3. The bulk and massing of the extension is an overbearing unneighbourly form of development, to the detriment of the residential amenities of the occupants of Keildon. The proposed development would therefore be contrary to Policy BF1 of the Binfield Neighbourhood Plan, Policy CS7 of the Core Strategy Development Plan Document, 'Saved' Policy EN20 of the Bracknell Forest Borough Local Plan and the National Planning Policy Framework.

CHAIRMAN