

**PLANNING COMMITTEE
9 MARCH 2022
6.30 - 7.00 PM**



Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), Dr Barnard, Bhandari and Bidwell

Apologies for absence were received from:

Councillors Angell, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Skinner and Virgo

115. Minutes

The minutes of the meeting held on 24 February 2022 were approved as a correct record.

116. Declarations of Interest

There were no declarations of interest.

117. Urgent Items of Business

There were no urgent items of business.

118. PS 21/00141/FUL - Land North Of Tilehurst Lane Binfield

Erection of 9 no. dwellings, including 2no. affordable dwellings, with associated landscaping and access to Tilehurst Lane (access as approved under APP/R0335/W/19/3231875 LPA Ref: 18/00758/FUL)

The Committee noted:

- The comments of Binfield Parish Council recommending refusal as detailed in the agenda.
- The 19 letters of objection received as summarised in the agenda.
- The submissions from the two public speakers that joined the meeting.

A motion to endorse 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 21/00141/FUL be **REFUSED** for the following reasons:

- 1 It had not been demonstrated that the proposed development would incorporate a sustainable drainage system (SuDS) for the management of surface water run-off which would be maintained for the lifetime of the development. This is contrary to Policies CS1 and CS6 of the Core Strategy Development Plan Document, the House of Commons: Written Statement

(HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

- 2 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 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 and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).
- 3 In the absence of a planning obligation to secure affordable housing in terms that are satisfactory to the Local Planning Authority, the proposal is contrary to 'Saved' Policy H8 of the Bracknell Forest Borough Local Plan, Policies CS16 and CS17 of the Core Strategy Development Plan Document, the Planning Obligations SPD, the resolution on affordable housing made by BFC Executive on 29 March 2011, and the NPPF.
- 4 The proposed development would unacceptably increase the pressure on highways and transportation infrastructure, community facilities and public open space. In the absence of planning obligations in terms that are satisfactory to the Local Planning Authority, and which secure a contribution towards off-site highway improvements; contributions towards the provision and maintenance of community facilities; and the provision of, and contributions towards, Open Space of Public Value, the proposal is contrary to Policies R4 and M4 and M8 of the Bracknell Forest Borough Local Plan, Policies CS6, CS8, CS23 and CS24 of the Core Strategy Development Plan Document and the Planning Obligations SPD.
- 5 In the absence of a planning obligation in terms satisfactory to the Local Planning Authority which would secure an appropriate SuDS Specification and Management and Maintenance Plan to secure management of the SuDS for the lifetime of the development including appropriate monitoring, the development is contrary to Policies CS1 and CS6 of the Core Strategy Development Plan Document, the House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems 18/12/2014, the Flood Risk and Coastal Change PPG updated 15/04/2015, and the NPPF.

Informative:

The applicant is advised that Reasons for Refusal Nos. 2 – 5 can be overcome by means of appropriately worded planning obligations being secured.

CHAIRMAN