

**PLANNING COMMITTEE
22 FEBRUARY 2024
6.30 - 7.20 PM**



Present:

Councillors Brown (Chair), O'Regan (Vice-Chair), Collings, Egglestone, Frewer, Hayes MBE, McKenzie-Boyle, Penfold, Smith and Zahuruddin

Apologies for absence were received from:

Councillors Barnard and Karim

50. **Minutes**

RESOLVED that the minutes of the meeting held on 18 January 2024.

51. **Declarations of Interest**

There were no declarations of interest.

52. **Urgent Items of Business**

There were no urgent items of business.

53. **PS 22/00846/FUL Eggleton Cottage Chavey Down Road Winkfield Row
Bracknell Berkshire RG42 7PN**

Section 73 application to vary condition 02 (approved plans) of planning permission 20/00714/FUL for the erection of detached 3 bedroom dwelling with associated access and parking. (For clarification: this application seeks to make changes to the size and ridge height of the dwelling, changes to external appearance, including changes to windows and doors and addition of chimney).

The Committee noted:

- The representations of two public speakers at the meeting.
- The supplementary report tabled at the meeting.
- The objections from Winkfield Parish Council as outlined in the report.
- The 10 letters of objection as outlined in the report.
- The 2 letters of support as outlined in the report.
- That a site visit had taken place on 17 February 2024 with Councillors Brown, Collings, Egglestone, Penfold, Smith and Zahuruddin.

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 (26 January 2022) of planning permission 20/00714/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.

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

Drawing no. 22-048-101 Rev C received 18 September 2023
Drawing no. GF Rev F received 18 August 2023
Drawing no. FF Rev F received 18 August 2023
Drawing no. R Rev F received 18 August 2023
Drawing no. E Rev F received 18 August 2023
Drawing no. BBS Rev F received 18 August 2023
Drawing no. SEC Rev F received 18 August 2023

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

03. The development hereby permitted shall not be begun until details of the 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: BFBLP EN20, CSDPD CS7]

04. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwelling hereby approved in relation to a fixed datum point 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 character of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]

05. The first-floor window in the southern elevation and the rooflight in the eastern elevation of the dwellinghouse hereby permitted shall have cill heights no less than 1.7m above the internal floor levels of the rooms in which they are installed.

REASON: To prevent the overlooking of neighbouring properties.
[Relevant policies: BFBLP EN20]

06. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the roof slope of the eastern elevation of the dwelling hereby approved or on the northern and southern elevations roof slopes and at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

07. The dwelling hereby permitted shall not be occupied 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 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. 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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained 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]

08. The dwelling hereby permitted shall not be occupied until details of a scheme of walls, fences, gates and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the occupation of the approved dwelling.

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

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

09. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources. [Relevant Policy: CSDPD CS10]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources. [Relevant Plans and Policies: CSDPD Policy CS12]

11. The dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces have been surfaced in accordance with the approved plans. The spaces shall be retained and kept available for parking 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]

12. The dwelling hereby permitted shall not be occupied until secure and covered cycle parking has been provided in accordance with the approved plans. The facilities shall thereafter be retained.
REASON: In the interest of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, CSDPD CS23]
13. The development 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: BFBLP EN25, CSDPD CS1]
14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority to accommodate:
 - (a) Parking of vehicles of site personnel, operatives and visitors;
 - (b) Storage of plant and materials used in constructing the development;
 - (c) Temporary portacabins and welfare for site operatives.Loading and unloading of plant and vehicles and wheel cleaning facilities, including control of dust/dirt shall be undertaken in accordance with the details contained in the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021 received as part of planning permission 20/00714/FUL.
Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for their approved purposes.
REASON: In the interests of amenity and highway safety.
[Relevant Policies: BFBLP M9, CSDPD CS23]
15. The dwelling hereby permitted shall not be occupied until a scheme for the provision of biodiversity enhancements including a plan or drawing showing the location of these enhancements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be performed, observed and complied with prior to the occupation of the dwelling hereby approved and retained as such thereafter.
REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]
16. The development shall be constructed in accordance with the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021 received as part of planning permission 20/00714/FUL.
REASON: In the interests of highway safety and amenity of neighbouring dwellings during the construction period.
[Relevant Policies: BFBLP EN20, CSDPD CS23]

17. The internal floor layout of the dwelling as shown on drawing nos. GF Rev F and FF Rev F received 18 August 2023 by the Local Planning Authority shall be laid out as approved and thereafter retained as such so that the 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]

54. **23/00609/FUL 7 Mayfield Place Winkfield Windsor Berkshire SL4 2FA**
Garage conversion (retrospective).

The Committee noted:

- The objections from Winkfield Parish Council as outlined in the report.
- The 5 letters of objection as outlined in the report.
- That a site visit had taken place on 17 February 2024 with Councillors Brown, Collings, Egglestone, Penfold, Smith and Zahuruddin.

RESOLVED the application is **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be retained only in accordance with the following approved plans and other submitted details:

Location Plan: drg 07-Location Plan - received 7.9.2023
Existing and pre-existing plans and elevations and site plan: drg 02b Planning drawing V2 - received 15.11.2023

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

02. The garage conversion hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the main dwelling at 7 Mayfield Place.

REASON: A separate use may require further mitigation measures and separate planning permission.
[Relevant Policies: Core Strategy DPD CD6].

03. Within 2 months of the date of this permission the associated vehicle parking for three cars each with crossover access onto Mayfield Place and adjacent access for pedestrians shall be surfaced and provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking 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, Core Strategy DPD CS23]

CHAIRMAN