

PLANNING COMMITTEE
18 JULY 2024
6.30 - 7.32 PM



Present:

Councillors Brown (Chair), Collings (Vice-Chair), Egglestone, Frewer, Penfold, Smith, C Thompson, Zahuruddin and Virgo

Apologies for absence were received from:

Councillors Barnard and McKenzie-Boyle

Present Virtually

Councillor Ejaz

Visiting Members Present Virtually

Councillors Hayes and Gillbe

9. Minutes

The following statement was made by Cllr Brown:

“At the meeting of the Planning Committee held on 13th June 2024, a question was asked in respect of Item 7, One The Braccans. The question related to the Table included at para. 4.5 of the report which analysed the proposal against the requirements of Class AA of the General Permitted Development Order and asked if the proposal complied with clause a) in relation to the height of the building.

In response, the case officer made a correction to the report indicating that this clause no longer applied. This was not correct.

Clause a) remains in force and prevents permitted development rights from applying if the existing building is less than 3 storeys in height. One The Braccans is 3 storeys in height and therefore the development proposed was not excluded from being permitted development as a result of this clause.

Accordingly, the report as written was correct and the assessment that the proposed development comprises ‘permitted development’ remains valid. The advice given in this instance did not impact upon or prejudice the Committee’s consideration of those issues that could be considered under the Prior Approval application and accordingly the decision has been issued.”

Resolved the minutes of the meeting held on 13 June 2024 were approved as a correct record.

10. Declarations of Interest

There were no declarations of interest.

11. **Urgent Items of Business**

A motion was proposed by Cllr Smith and seconded by Cllr Zahuruddin respectively as follows “This committee requests the attendance of the executive member at a future meeting to report on developments to planning policy and answer questions on this matter.”

The matter referred to was Bracknell Forest Council’s policies on noise control.

On being put to the vote, the motion was carried.

12. **23/00488/FULL Land At Junction Of Wood Lane and Forest Road Wood Lane Binfield Bracknell Berkshire**

Agenda Item 12 was deferred prior to the Committee and would instead be heard at a future meeting.

13. **23/00838/FUL Land At Former Blue Mountain Clubhouse Wood Lane Binfield Bracknell Berkshire**

Agenda Item 13 was deferred prior to the Committee and would instead be heard at a future meeting.

14. **24/00154/FUL 29 Micheldever Way, Bracknell, Berkshire, RG12 0XX**

Replacement of existing 2m high wooden fence following the removal of the existing conifer hedge to side of property

The Committee noted:

- The 6 letters of representation as outlined in the report.
- The supplementary report tabled at the meeting.
- The comments from Winkfield Parish Council objecting to the application as outlined in the report.
- The additional representations as detailed in the supplementary report.
- That a site visit that had taken place on 8 June 2024 with Councillors Brown, Collings, McKenzie-Boyle, Penfold, Smith, Thompson and Zahuruddin in attendance.

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.

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 (1:1250) - received 25th March 2024

Site Plan and Elevations – (1:200), (1:50) - received 3rd June 2024

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

03. The materials to be used for the erection of the fence hereby permitted shall match those outlined within the email received from the applicant dated 21.05.2024.
REASON: In the interest of the visual amenities of the area.
[Relevant Policies: BFLP LP 28, LP 50]

04. The soft landscaping shown on the approved plan shall be implemented within the first planting season (1st October to 31st March inclusive) following the erection of the fence. The area shown for soft landscaping on the approved plans shall thereafter be retained as such and shall not be used for any other purpose. If within a period of 5 years from the completion of the development any soft landscaping dies, is removed, uprooted, or destroyed it shall be replaced by plants of the same species and size as those originally planted and in the same place.

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

[Relevant Policies: BFLP LP54]

A recorded vote was called for by Councillor Smith and the voting on the motion was as follows:

For (8): Councillors Brown, Collings, Egglestone, Frewer, Penfold, Thompson, Zahuruddin and Virgo

Against (0):

Abstain (1): Councillor Smith

CHAIRMAN