

**PLANNING COMMITTEE
12 SEPTEMBER 2019
7.30 - 8.57 PM**



Present:

Councillors Brossard (Vice-Chairman, in the Chair), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Mrs Mattick, Mrs McKenzie, Parker, Skinner, Virgo, Atkinson and Ms Gaw

Apologies for absence were received from:

Councillors Dudley, Mrs Hayes MBE, Heydon, Mrs McKenzie-Boyle and Mossom

Also Present:

Councillors Atkinson, Ms Gaw and Turrell

34. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 15 August 2019 be approved as a correct record and signed by the Chairman

35. Declarations of Interest

There were no declarations of interest.

36. Urgent Items of Business

There were no urgent items of business.

37. Application No 19/00299/FUL - Chanda, Newtown Road, Sandhurst

Sub-division of existing dwelling into 2no. dwellings and retrospective permission for other works including single storey side/rear extension and insertion of rooflights.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Town Council recommending refusal.
- That no letters of objection had been received.

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to the following measures:

- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA)

RESOLVED that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details received by the LPA:

- Site Location Plan, Received 18th June 2019
- Block Plan, Received 18th June 2019
- Parking Plan, Received 12th September 2019
- Front Elevation, Received 18th June 2019
- Rear Elevation, Received 18th June 2019
- North Elevation, Received 18th June 2019
- South Elevation, Received 18th June 2019
- Ground Floor Plan, Received 18th June 2019

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

02. The 3 vehicle parking spaces set out on the approved plan shall not be used for any purpose other than parking.

REASON: To ensure the dwellings are 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]

03. A scheme for covered and secure cycle parking facilities should be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this planning permission. The approved scheme shall be implemented within 1 month of the approval of details and the cycle parking shall thereafter be retained for the use of the parking of bicycles only.

REASON: In the interests of accessibility of the development to cyclists. [Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

38. Application No19/00708/PAC - 184 Dukes Ride, Crowthorne

This item was determined under delegated powers following the expiry of the consultation period and therefore was no longer on the agenda.

A site visit had been held on Saturday, 7 September 2019, which had been attended by Councillors Bhandari, Brossard, Brown, Green, Mrs McKenzie and Mossom.

39. Application No 19/00717/PAA - Windmill Farm, Malt Hill, Warfield

This item was determined under delegated powers following the expiry of the consultation period and therefore was no longer on the agenda.

A site visit had been held on Saturday, 7 September 2019, which had been attended by Councillors Barnard, Bhandari, Brossard, Brown, Green, Mrs McKenzie, Mossom, Virgo and Ms Gaw.

40. Application No 19/00718/PAA - Storage Barn, Windmill Farm, Malt Hill

This item was determined under delegated powers following the expiry of the consultation period and therefore was no longer on the agenda.

A site visit had been held on Saturday, 7 September 2019, which had been attended by Councillors Barnard, Bhandari, Brossard, Brown, Green, Mrs McKenzie, Mossom, Virgo and Ms Gaw.

41. Application No 19/00721/PAA - Nuptown Piggeries, Hawthorn Lane, Warfield

Application for prior approval for the change of use of 2no. agricultural buildings to 5no. dwellinghouses (C3) following the demolition of part of the buildings.

A site visit had been held on Saturday, 7 September 2019, which had been attended by Councillors Barnard, Bhandari, Brossard, Brown, Green, Mrs McKenzie, Mossom, Virgo and Ms Gaw.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- A total of 3 objections received, as summarised in the Agenda papers and the additional 16 letters of objection as summarised in the supplementary report.
- The comments of Winkfield Parish Council, given verbally at the meeting, objecting on the grounds of overdevelopment in the Green Belt, excessive traffic and the development not being in keeping with other homes in the lane

A motion to approve the recommendation in the officer report was proposed but not seconded.

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

RESOLVED that planning application 19/00721/PAA be **REFUSED** for the following reasons:

Following the receipt of further information from third parties it is not considered that it has been demonstrated on the balance of probability that on the requisite date, 20 March 2013 or before, the use of the site was solely for agricultural use. As such the proposal does not comply with caveat (a) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the application for Prior Approval is therefore refused.

42. **Application No19/00741/PAC - Tamar, Clifton and Forth Houses, Brants Bridge, Bracknell**

This item was withdrawn from the agenda.

CHAIRMAN