

**PLANNING COMMITTEE
3 JUNE 2019
7.30 - 10.04 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Heydon, Mrs Mattick, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom, Parker and Skinner

Apologies for absence were received from:

Councillors Mrs Hayes MBE and Virgo

Also Present:

Councillors Harrison, McLean and Turrell

1. Minutes

RESOLVED that the minutes of the meeting of the Committee held on 17 April 2019 be approved as a correct record and signed by the Chairman.

2. Declarations of Interest

There were no declarations of interest.

3. Urgent Items of Business

There were no urgent items of business.

4. PS 18/00758/FUL Land At Tilehurst Lane, Tilehurst Lane, Binfield, Bracknell, Berkshire

Erection of 53no. dwellings with associated landscaping and access from Tilehurst Lane.

A site visit had been held on Saturday, 25 May 2019, which had been attended by Councillors Angell, Brown, Dudley, Green and Parker.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Binfield Parish Council objecting to the proposal.
- A total of 305 letters of objection received from members of the public, primarily within Binfield, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Mr David Phillips, objecting to the application, and Mr Douglas Bond of Woolf Bond Planning on behalf of the applicant.

A motion to approve the recommendation in the officer report was proposed and seconded, and on being put to the vote was **LOST**.

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

RESOLVED that planning application 18/00758/FUL be **REFUSED** for the following reasons:

01. *The proposal, through the increased quantum of dwellings over and above those approved in the extant outline planning permission 15/00452/OUT, would result in an increased density and scale of development, along with a greater urbanising impact, that would result in unacceptable harm to the character and visual amenities of the area, and the rural setting of this edge of Binfield. The proposal would therefore be contrary to ‘Saved’ Policies EN8 and EN20 of the Bracknell Forest Borough Local Plan, Policies CS7 and CS9 of the Core Strategy Development Plan Document, the Character Area Assessments SPD, and the National Planning Policy Framework.*
02. 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 ‘Retained’ Policy NRM6 of the South East Plan, ‘Saved’ 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 Avoidance and Mitigation Supplementary Planning Document (2012), and the NPPF.
03. 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.
04. The proposed development would unacceptably increase the pressure on open space of public value and community facilities. In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which secures the on-site provision of open space of public value, the proposal is contrary to Policy R4 of the Bracknell Forest Borough Local Plan, Policies CS6 and CS8 of the Core Strategy Development Plan Document, the Planning Obligations SPD, and the NPPF.
05. In the absence of a planning obligation to secure implementation of the reptile mitigation strategy and off-site enhancement plan and on-going maintenance of the associated works the proposal is contrary to Policies CS1 and CS7 of the Core Strategy Development Plan Document, and the NPPF.
06. It has 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.

5. **PS 18/01230/FUL The Rose and Crown, 108 High Street, Sandhurst, Berkshire GU47 8HA**

Erection of 2no. dwellings with associated access, parking, landscaping and bin/cycle storage following demolition of existing outbuildings to rear of existing public house.

A site visit had been held on Saturday, 25 May 2019, which had been attended by Councillors Brown, Dudley, Green and Parker.

The Committee noted:

- The comments of Sandhurst Town Council recommending refusal of the application.
- A total of 78 objections to the proposal, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Mr Adrian Russell, objecting to the application and Mr Jeremy Heppel, on behalf of the applicant.

A motion to approve the recommendation in the officer report failed since it was not seconded.

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

RESOLVED that planning application 18/01230/FUL be **REFUSED** for the following reasons:

01. The development proposed would not provide safe and suitable access for pedestrians. Also any pram, mobility scooter or wheelchair wishing to access the proposed properties could find it difficult and would have to resort to using the car park. The development would therefore be contrary to Saved Policy M6 of the Bracknell Forest Borough Local Plan, Policy CS23 of the Core Strategy Development Plan Document and the National Planning Policy Framework (2019).
02. 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 monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to 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).

6. **19/00248/FUL - Fraser Road, Bracknell, Berkshire**

Formation of 7no. parking spaces.

A site visit had been held on Saturday, 25 May 2019, which had been attended by Councillors Brown, Dudley, Green and Parker.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council.

- Three representations objecting to the proposal, as summarised in the Agenda papers.

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 received by the Local Planning Authority on 8 March 2019, 1 May 2019 and 28 May 2019:

4817/ 326: Proposed layout

4817/ 326/ L: Landscape Proposal

4817/326: Proposed layout showing transition kerb and kerb stops

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

03. The development shall not be begun 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 details of the proposed maximum heights of the planting and 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.

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

[Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

CHAIRMAN