

**PLANNING CONTROL SUB COMMITTEE
24 SEPTEMBER 1998**

Present: Councillors Mrs Doyle (Chairman), Adams, Mrs Ballin, Barnard, Beadsley, Birch, Fawcett, Finnie, Flood, Harrison, Mrs Hayes, Jones, Mrs Pile, Ryan, Sargeant, Simonds, Taylor and Wheaton

Apologies for Absence:
Councillors Mrs Hirst, Onions, Thompson, Ward and Worrall

57. Substitute Members

The Sub Committee noted the attendance of the following Substitute Members under Standing Order 38:

Councillor Beadsley for Councillor Onions
Councillor Finnie for Councillor Thompson
Councillor Harrison for Councillor Worrall

58. Minutes

RESOLVED that the minutes of the Sub Committee held on 3 September 1998 be confirmed as a correct record and signed by the Chairman.

59. Appeal Decisions Received (Item 1)

The Borough Planning Officer submitted a report on appeal decisions received since the last meeting of the Sub Committee and pointed out that this year the Council had been successful in 75% of the cases, compared with a national figure of 66%.

RESOLVED that the report be noted.

60. Breaches of Planning Control (Item 2)

The Borough Planning Officer submitted a report outlining new contraventions, contraventions resolved since the last report, new breaches since the last report and breaches resolved since the last report.

RESOLVED that the reports be noted.

The Borough Planning Officer also reported on the following contraventions and the Sub Committee noted the additional information contained in the supplementary report tabled at the meeting:

CON26/98

**Field At Bracknell Road, Warfield.
Unauthorised laying of hardcore to
form parking and turning area.**

Consideration of this application was deferred pending re-examination of on-site activities.

CON38/98

**Orsett House, Pigeonhouse Lane,
Winkfield.**

**Unauthorised change of use from
residential to a mixed use residential
and the storage of cars for sale and
sale of cars.**

RESOLVED that

- (i) the Borough Solicitor be authorised to issue an enforcement notice, with a period of compliance of three months, to require
 - (a) the cessation of the use of the land and buildings for the storage and sale of vehicles;
 - (b) the cessation of the use of part of the dwelling as an office in connection with the unauthorised storage and sale of vehicles;
 - (c) the removal from the land affected of all vehicles stationed thereon in connection with the use of the land for the storage and sale of vehicles and all tools and equipment connected with the use; and
- (ii) in the event of any failure to comply with the requirements of the notice served, the matter be allowed to proceed to court action either in the Magistrates or County Court as deemed appropriate by the Borough Solicitor and the Borough Planning Officer.

CON39/98

**171 Branksome Hill Road, Sandhurst.
Unauthorised change of use from
residential to a mixed use of
residential and car storage in
connection with a car hire business.**

RESOLVED that

- (i) the Borough Solicitor be authorised to issue an enforcement notice, with a period of compliance of three months, to require
 - (a) the cessation of the unauthorised use of 171 Branksome Hill Road, Sandhurst for the parking/storage of vehicles in connection with a car hire/chauffeur limousine business;
 - (b) the removal of all vehicles parked/stored in connection with the business from the premises; and
- (ii) in the event of any failure to comply with the requirements of the notice served, the matter be allowed to proceed to court action either in the Magistrates or County Court as deemed appropriate by the Borough Solicitor and the Borough Planning Officer.

61. Reports on Planning Applications Received (Item 3)

The supplementary report of the Borough Planning Officer was tabled and the Sub Committee noted the additional information contained therein relating to applications 622345, 623129, 621638, 621639, 623547, CON21/96, 623942, 623620, 623670, 623929, 623678 and 623883.

Application No. 622345

**Foliejon Park, Drift Road, Winkfield.
Erection of a detached dwelling
following demolition of "Thrums" and
two bothy cottages and related
greenhouses and outbuildings,
outbuildings south of Home Farm,
barn at Foliejon Park Farm, and
swimming pool building.**

A site visit had been held in respect of this application on Saturday 19 September 1998 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Mrs Pile, Simonds and Veakins.

It was noted that letters, none of them raising objections, and comments from Winkfield Parish Council had been received.

RESOLVED that, subject to

- (i) re-negotiation of the buildings to be demolished and the submission and approval of a scheme for the refurbishment of Home Farm;
- (ii) the notification of the application to the Secretary of State as a departure from the development plan; and
- (iii) the prior completion of an agreement under S106 of the Town and Country Planning Act 1990 and other empowering legislation to secure a planning obligation relating to the implementation of the scheme for the refurbishment of Home Farm referred to in (i) above and the completion of approved alterations and extensions to Foliejon Park House itself, in advance of the commencement of building works on the proposed new dwelling;

the Borough Planning Officer be authorised to **approve** the application, subject to the following conditions:-

- (1) A2 Full permission - implementation
- (2) B3 Plans as received (insert 1114/1A, and 1923/15C)
- (3) E3 Materials to be submitted
- (4) D6 Restriction on house extensions
- (5) C11 Protection of roots
- (6) C1 Protection of trees (insert 1923/15C received 11/3/97)
- (7) C4 Provision of protective fencing
- (8) The buildings shown to be demolished on the approved plans shall be demolished and their sites cleared of all rubble and material resulting from the demolition prior to the commencement of the erection of the dwelling hereby permitted. The sites of the buildings to be demolished shall be restored in accordance with a landscape scheme to be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of development.

- (9) C7 Implementation of landscaping scheme

Application No. 623129

Land to the rear of 100 Yorktown Road, Sandhurst.

Retention of raised, hard-surfaced area for use for parking coaches, 5 no. security lights on 5.5m high columns and erection of 2.4m high boundary wall.

A site visit had been held in respect of this application on Saturday 19 September 1998 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Mrs Pile, Simonds Taylor, Veakins, Ward and Wheaton.

The comments of Sandhurst Town Council were noted.

RESOLVED that:

- (i) the application be **refused** for the following reason:-

The use of the application site for the parking of coaches will generate additional traffic on St Johns Road which is substandard in respect of width, construction and footpath provision. As such, the use of the site would be harmful to the interests of road safety and to the convenience and free flow of traffic and, further, would be detrimental to the amenities of residents of St Johns Road and would thus be in conflict with Policies M5 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating Further Proposed Changes and Policy LD5 of the Berkshire Structure Plan;

- (ii) the Borough Solicitor be empowered to issue an enforcement notice, with a period of compliance of three months, calling for the cessation of the use of the land for the parking of coaches and other motor vehicles;
- (iii) in the event of any failure to comply with the requirements of the notice served, the Borough Solicitor be authorised to commence legal proceedings and/or to obtain an Injunction to restrain a breach of planning control.

Application No. 621638

Moss End Farm, Maidenhead Road, Warfield.

Retrospective change of use of part of building 5 to shop for sale of pine and craft goods.

Application no. 621639

Retrospective application for use of building 11 as a woodwork and joinery workshop.

Application no. 623547

Section 73 application to allow continued use of building 7 for steel fabrication and welding for a further 5 years without compliance with condition 1 of Planning Permission 620429.

CON21/96

Storage of scaffolding and the siting of two heavy goods vehicle trailers for garden centre storage. (enforcement item).

RESOLVED that consideration of these matters be **deferred** for two Committee cycles to enable further negotiations to take place with the applicant.

Application No. 623942

Land at Brook Farm, Church Road, Winkfield.

Erection of detached house and triple garage following demolition of existing house, bungalow, mobile home and all other structures.

Application no. 623974

Erection of 2 no. detached houses and garages following demolition of existing house, bungalow, mobile home and all other structures. Creation of access to Church Road.

A site visit had been held in respect of these applications on Wednesday 2 September 1998 which had been attended by Councillors Adams, Mrs Doyle, Fawcett, Flood, Mrs Pile, Sargeant, Simonds, Thompson and Wheaton.

It was noted that a letter of objection and comments from Winkfield Parish Council had been received.

Application 623942

Notwithstanding the officers' recommendation for refusal, the Committee considered that the proposals were acceptable, because

- (a) although the proposed dwelling would be larger than the dwelling it is to replace (together with associated farm buildings and caravans), this could be compensated by a planning obligation ensuring that the remainder of the site remains open and undeveloped and thus preserving the open character of the Green Belt; and
- (b) the proposal would result in a building of substantial appearance, character and good design and in large grounds, reflecting other properties in Winkfield village, and appropriate to its siting adjacent to the Winkfield Conservation Area, thus representing a significant improvement over the present condition of the site.

It was therefore **RESOLVED** that, subject to

- (i) the application being notified to the Secretary of State as a departure from the development plan, and

- (ii) the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and other enabling legislation, containing planning obligations:-
- (a) not to dispose of any of the land, the subject of the application, separately in the future and with the restriction that further dwellings cannot be built within the open part of the site to the east of the proposed garage block, and
 - (b) prior to occupation, to construct or permit to be constructed the widening of the footpath fronting the site to a width of 2 metres in accordance with a scheme to be submitted to and approved by the local planning authority, and to ensure formal adoption of the widened footpath, with all costs to be borne by the applicant including the resiting where necessary of any statutory undertakers' equipment or street furniture;

the Borough Planning Officer be authorised to **approve** the application subject to the following conditions.

- (1) A2 Full permission
- (2) B3 Plans as amended: Drawings 9806/PL.02A/03 and LP1 A.
- (3) C3 Details of tree protection etc
- (4) C4 Protective fencing
- (5) C5 Replacement of damaged vegetation
- (6) C6 Details of hard and soft landscaping
- (7) C7 Implementation of approved landscaping scheme
- (8) C11 Construction of foundation
- (9) D6 Restriction on house extension
the dwellinghouse
- (10) D7 Restrictions on building within house curtilage
(no building or enclosure, swimming or other pool)
- (11) E3 Samples of materials to be submitted
- (12) C9 Details of walls and fences
- (13) HA21 Visibility splays before development
2m by 70m have been provided at the junction with Church Road
- (14) HA3 Access constructed before development access
- (15) HA10 Access closure with reinstatement access
- (16) HA25 Vehicle parking and turning space
The dwelling shall not be occupied.....

- (17) HA30 Garage retained for vehicle parking
- (18) No development shall be begun until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Application 623974

RESOLVED that the application be **refused** for the following reasons:

- (1) The proposed development would constitute inappropriate development in the Green Belt which through its scale, form and impact would be harmful to the open, rural and undeveloped character of the area, contrary to policies 1, 2 and 4 of the Green Belt Local Plan for Berkshire, policy C4 of the Berkshire Structure Plan and policies GB1 and GB3 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes
- (2) Notwithstanding that the site lies within a Recognised Settlement in the Green Belt Local Plan, the proposal does not constitute the replacement of an existing dwelling on a one-for-one basis, and having regard to the overall scale, form and siting of the proposed dwellings, the development is not acceptable under the terms of Policy 4 of the Green Belt Local Plan.
- (3) The application site has the potential to contain archaeological remains and the proposal would fail to provide an assessment of the archaeological potential of the site or have regard to the need for the preservation of archaeological remains and would be, therefore, contrary to policy EN6 of the Berkshire Structure Plan and policy EN7 of the Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

Application No. 623620

**Trelabe Farm, Bishops Lane,
Warfield.
Extension to barn and continued use
for storage and maintenance of
vehicles, trailers and machinery for
agricultural contracting.**

It was noted that letters of objection and comments from Warfield Parish Council had been received.

RESOLVED that subject to the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990 and other empowering legislation to secure the provision of an informal passing place on Bishops Lan, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:-

- (1) A2 Full permission - implementation
- (2) B3 Drawings received 6 April and 24 August 1998

- (3) A6 Personal permission (insert "Jonathan R C Edwards")
- (4) No vehicles or machinery shall be stored or maintained other than in the barn or the hardsurfaced area shown on the approved drawing.
- (5) E1 Materials to match existing building
- (6) Notwithstanding the provisions of Article 3 Schedule 2 Part 6 Class B of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that Order) no further extensions shall be made to the barn other than that hereby permitted.
- (7) Notwithstanding the provisions of Town and Country Planning (Use Classes) Order 1987 (or any order amending or re-enacting that Order) the site shall only be used for the storage and maintenance of machinery and vehicles used solely for the purposes of agriculture in connection with the business of Jonathan R C Edwards.
- (8) Within one month of the date of this permission the existing bunding around the tanks within the existing building on the site shall be increased in height in accordance with details set out in the letter from the Environment Agency to the Borough Planning Officer dated 24 July 1998.
- (9) Within 18 months of the date of this permission the floor of the existing building shall be concreted in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- (10) The floor of the extension hereby permitted shall be concreted within 6 months of its first occupation in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- (11) No more than 10 vehicles shall be parked on the site outside the barn at any one time.
- (12) No roof water drainage on the site shall be permitted to pass through any oil interceptors which may be installed on the site.
- (13) There shall be no excavation of any further drains, ditches or channels on the site feeding water to the watercourse lying to the east and north of the site without the prior written permission of the Local Planning Authority.
- (14) HA15 Surfacing of access ("Within 6 months of the date of this permission the access shall be surfaced with a bonded material across the entire width of the access for a distance of 2.5m measured back from the carriageway edge").
- (15) The extension to the barn hereby permitted shall not be begun until details of a passing place on Bishops Lane have been approved in writing by the Local Planning Authority. The extension hereby permitted shall not be occupied until the passing place has been constructed in accordance with the approved details.

Application No. 623929

**Land Adjoining 26 Cannon Hill,
Bracknell.
Enclosure of open space with 1.8
metre high fence to form private
garden area.**

A site visit had been held in respect of this application on Saturday 19 September 1998 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Mrs Pile, Simonds, Taylor, Veakins, Ward and Wheaton.

It was noted that letters of objection and comments from Bracknell Town Council had been received.

RESOLVED that

- (i) the application be **approved** subject to the following conditions:-
 - (1) A2 Full permission - implementation
 - (2) B1 Plans as amended - Drawing received 28 July 1998
 - (3) The close boarded fence hereby permitted shall be dark stained within two months of its erection.
 - (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order amending or re-enacting that Order) no buildings shall be constructed within the area of land to be enclosed without the prior written permission of the Local Planning Authority.
 - (5) The foundations of the fence posts to be erected within the canopy spread of the adjoining silver birch tree shall be excavated by hand; and
- (ii) the Director of Housing & Social Services be advised that any contract for sale should include terms for the planting of a beech hedge outside the proposed fence.

Application No. 623902

**48 Cheviot Road, Sandhurst.
Erection of 2 metre high fence
involving incorporation of amenity
land into garden.**

A site visit had been held in respect of this application on Saturday 19 September 1998 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Mrs Pile, Simonds, Taylor, Veakins, Ward and Wheaton.

It was noted that letters of objection and comments from Sandhurst Town Council had been received.

RESOLVED that the application be **deferred** to enable negotiations with the applicant to secure an alternative form of enclosure more in keeping with the locality.

Application No. 623670

27 Glenwood, Bracknell.

Change of use of open space to private garden and erection of 1.8m boundary wall. Erection of a single storey side extension forming conservatory

It was noted that letters of objection and comments from Bracknell Town Council had been received.

RESOLVED that the application be **approved** subject to the following conditions:

- (1) A2 Full permission - implementation.
- (2) B2 Plans as amended "GW-1-27 rev C received 10 September 1998".
- (3) E1 Materials to match existing building.
- (4) Notwithstanding the provisions of Article 3 and Schedule 2 Part 2 and Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders amending or re-enacting that Order), no wall, fence, hedge or other means of enclosure whatsoever shall be erected or planted forward of the front wall of the existing dwelling or between the existing dwelling and the adjacent driveway, other than the wall approved in drawing insert "GW-1-27 rev C received 10 September 1998".without the prior written permission of the Local Planning Authority.
- (5) C6 Details of landscaping - delete "hard and"
- (6) C7 Implementation of approved landscaping scheme

Application No. 623677

J Sainsbury, Ringmead, Birch Hill, Bracknell

Section 73 application to allow foodstore to open between 0800 and 2200 hours Monday to Thursday, from 0800 on Fridays through to 2200 on Saturdays and from 1000 hours to 1600 hours on Sundays without compliance with Condition 01 of Planning Permission 623675.

Application No. 623678

Section 73 application to allow 24 hour opening of foodstore: (i) between 18 December and 2200 on 24 December (excluding Saturdays, where closing would occur at 2400 and Sundays where opening would occur between 1000 and 1600) and (ii) between the Wednesday before Easter through to 2200 on Good Friday without compliance with Condition 01 of Planning Permission 623675.

It was noted that comments had been received from Bracknell Town Council.

RESOLVED that

- (i) application 623677 be **approved** subject to the following conditions:
- (1) The opening hours of the store shall be limited to 08:00 to 22:00 Monday to Thursday, 08:00 to 00:00 Friday, 00:00 to 22:00 Saturday and 10:00 to 16:00 Sunday and at no other time unless expressly authorised by another planning permission(s). After 24 September 1999 the opening hours of the store shall be limited to 0800 to 2200 Monday to Saturday and 1000 to 1600 on Sunday.
 - (2) The store shall not be opened for the extended hours approved in Condition 1 until the lighting on the site has been modified in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be operated for as long as the store opens for the extended hours hereby permitted.
 - (3) The car parking areas lying to the west and south west of the main store, shown on the site plan drawing date stamped 6 April 1998, shall not be used for vehicle parking between the hours of 2200 and 0800 and shall be signed and demarcated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the extended opening of the store hereby approved.
 - (4) The opening hours of the petrol filling station shall be limited to 0600 to 2400 hours Monday to Sunday.
 - (5) The opening hours of the car wash and jet wash shall be limited to 0800 to 2030 hours Monday to Thursday and Saturday and 0800 to 2130 on Friday and from 0930 to 1630 on Sundays.
 - (6) Before the development is brought into use, the car wash shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall, thereafter, be maintained and operated in accordance with the approved scheme. The scheme shall be sufficient to ensure that the predicted noise level measured at the boundary of the site does not exceed 56 Db(A) Leq (1 Cycle) at 1.2 metres above ground level. The car wash or any replacement plant installed subsequent to the approval shall not increase agreed noise levels without the written consent of the Local Planning Authority.
 - (7) Noise emanating from any plant or equipment at the site as measured one metre from the site boundary shall not exceed 33dB(A) between the hours of 1930 and 0730 on any day.
 - (8) The gross floorspace shall be restricted to 3716 sq m (40,000 sq ft) as indicated on plan 4954 03H. This area shall not be varied without the prior written consent of the Local Planning Authority expressed by a planning permission.

- (9) All external lighting on the site, including the petrol filling station, shall be extinguished 60 minutes after the store closes and shall not be turned on until 30 minutes or less before the retail store opens for trade on the next day of trading, except for security lighting, the details of which shall be approved by the Local Planning Authority.
 - (10) The area shown on the layout drawing as parking, access, loading, unloading and manoeuvring areas shall be kept clear for these purposes and shall not be used for any other storage or business purposes.
- (ii) application 623678 be **approved** subject to the following conditions:
- (1) The store shall be permitted to open continuously
 - (a) between 0800 hours on 18 December 1998 and 2200 hours on 24 December 1998, except for Saturday 19 December when the store shall close at 2400 and Sunday 20 December 1998 when hours of opening shall be limited to 1000 to 1600 hours, and
 - (b) between 0800 on Wednesday 31 March 1999 and Friday 2 April 1999. Outside these dates the opening hours of the store shall be limited to 0800 to 2200 Monday to Saturday and 1000 to 1600 on Sunday and at no other time unless expressly authorised by another planning permission(s).
 - (2) The store shall not be opened for the extended hours approved in Condition 1 above until the lighting on the site has been modified in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be operated for as long as the store opens for the extended hours hereby permitted.
 - (3) The car parking areas lying to the west and south west of the main store, shown on the site plan drawing date stamped 6 April 1998, shall not be used for vehicle parking, between the hours of 2200 and 0800 and shall be signed and demarcated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the extended opening of the store hereby approved.
 - (4) The opening hours of the petrol filling station shall be limited to 0600 to 2400 hours Monday to Sunday.
 - (5) The opening hours of the car wash and jet wash shall be limited to 0800 to 2030 hours Monday to Thursday and Saturday and 0800 to 2130 on Friday and from 0930 to 1630 on Sundays.
 - (6) Before the development is brought into use, the car wash shall be insulated against the emission of noise in accordance with a scheme to be approved by the Local Planning Authority. Such noise insulation shall, thereafter, be maintained and operated in accordance with the approved scheme. The scheme shall be sufficient to ensure that the predicted noise level measured at the boundary of the site does not exceed 56 Db(A) Leq (1 Cycle) at 1.2 metres above ground level. The car wash or any replacement plant installed subsequent to the approval shall not increase agreed noise levels without the written consent of the Local Planning Authority.

- (7) Noise emanating from any plant or equipment at the site as measured one metre from the site boundary shall not exceed 33dB(A) between the hours of 1930 and 0730 on any day.
 - (8) The gross floorspace shall be restricted to 3716 sq m (40,000 sq ft) as indicated on plan 4954 03H. This area shall not be varied without the prior written consent of the Local Planning Authority expressed by a planning permission.
 - (9) All external lighting on the site, including the petrol filling station, shall be extinguished 60 minutes after the store closes and shall not be turned on until 30 minutes or less before the retail store opens for trade on the next day of trading, except for security lighting, the details of which shall be approved by the Local Planning Authority.
 - (10) The area shown on the layout drawing as parking, access, loading, unloading and manoeuvring areas, shall be kept clear for these purposes and shall not be used for any other storage or business purposes.
- (iii) should all-night opening occur, a survey be undertaken, between Easter and August 1999, of the views of local residents in the vicinity, including those living adjacent to the Sainsbury's site and those living adjacent to Ringmead, in relation to their experiences of noise, including traffic noise, resulting from all-night opening.

Application No. 623731

3 Warren Row, Winkfield.

Change of use from shop to dental surgery.

It was noted that comments from Winkfield Parish Council and a petition supporting the proposal had been received.

RESOLVED that subject to the referral of the application to the Director of Public and Environmental Services on the matter of possible noise disturbance from the dental surgery to the flats above, and, consideration of any comments received, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:

- (1) A2 Full permission - implementation
- (2) B3 Plans as received (insert GWS/53/98/A received 18 May 1998)
- (3) Patients shall only be treated within the rooms shown as "surgery 1" and "surgery 2" on the approved plans and shall be treated in no other part of the premises.
- (4) K1 Restriction on use to within a use class
(insert "for the provision of a medical or health service" and "D1")
- (5) The use hereby permitted shall not commence until details of the entrance ramp have been submitted to and approved in writing by the Local Planning

Authority. The approved entrance ramp shall be provided in accordance with the approved details prior to the commencement of the use hereby permitted.

- (6) The use hereby permitted shall not commence unless and until one leaf of the entrance doors has a clear opening width of at least 800mm and a section of the reception desk has been provided at a height not exceeding 800mm measured from the internal waiting room floor level.

Application No. 623898

**Horseshoe Lake Watersports Centre,
Mill Lane, Sandhurst.**

**Application under Section 73 to vary
Condition 22 of Planning Permission
619480 to allow use of lake by power
boats for health and safety purposes.**

It was noted that a letter of concern and comments of Sandhurst Town Council had been received.

RESOLVED that the application be approved subject to the following conditions:

- (1) Nothing herein contained shall be deemed to affect or vary the conditions imposed on planning permission 619480 which conditions shall remain in full force and effect save insofar as they are expressly affected or varied by this approval.
- (2) No power driven boats, including model boats, shall be used on the lake other than for maintenance, health and safety, teaching and rescue purposes, in connection with the management of the watersports centre.

Application No. 623993

Mallorys, Broad Lane, Bracknell.

**Listed building application for
internal works involving structural
works to dining room and chimney
and replacement ceilings in
bedrooms 1, 2, and 3 and boiler
room.**

RESOLVED that the application be referred to the Secretary of State for determination in accordance with Regulation 13 of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 and that the Secretary of State be informed that the Council **recommends** that **Listed Building Consent** should be granted, subject to the following conditions:

- (1) the development permitted shall be begun before the expiry of five years from the date of this permission.
- (2) The development hereby permitted shall be carried out only in accordance with the following plans:-9131/01 and 9131/02 in conjunction with the schedule of works received 6 August 1998 (or any plan or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

- (3) Any areas of external brickwork required to be removed during the course of the approved works shall be taken down by tools held in the hand other than power tools and the materials shall be stored for reuse in the development hereby permitted.

Application No. 623883

Kingham House, Goughs Lane, Warfield.

Section 73 application to allow conversion of part of garage into living accommodation without compliance with condition 2 of reserved matters approval 616865.

It was noted that letters of objection had been received.

RESOLVED that the application be **approved** subject to the following conditions:

- (1) Nothing herein contained shall be deemed to affect or vary the conditions imposed on reserved matters approval 616865 which conditions shall remain in full force and effect save insofar as they are expressly affected or varied by this approval.
- (2) B3 Plans as received, 9285/1, 9285/2, 9285/3, and 9285/4 dated 1 July 1998.

Application No. 623949

Ascot Cottage, North Street, Winkfield.

Erection of single storey extension to dwelling and erection of detached garage/garden store after demolition of existing garage. Alterations to access and construction of new wall, piers and gates.

The comments of Winkfield Parish Council were noted.

RESOLVED that the application be **approved** subject to the following conditions:

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received, 20 July 1998.
- (3) E1 Materials to match existing.
- (4) D10 Restrictions on use of garage.
- (5) HA5 Access construction before occupation.
- (6) HA10 Access closure with reinstatement.
- (7) HA14 Set back of gates. Insert "7.0m".
- (8) HA20 Visibility splays before occupation.

- (9) HA25 Vehicle parking and turning.

Application No. 623965

**5 Cormorant Place, Sandhurst.
Erection of first floor rear extension.**

It was noted that letters of objection and comments from Sandhurst Town Council had been received.

RESOLVED that the application be **approved** subject to the following conditions:

- (1) A2 Full permission - implementation
- (2) B1 Plans as amended
(insert "received on 24 August 1998").
- (3) E1 Materials to match existing building
- (4) D3 House extensions - restrictions on additional window openings
(insert "north-west and south-east").
- (5) D4 House extensions - obscured glazing.
(insert "bathroom window facing north-west").

62. **Miscellaneous Item (Item 4)**

Application No. 621752

**Land At Sunbreeze, Terrace Road
North, Binfield.
Modification of a planning obligation
attached to a Planning (S106)
Agreement.**

RESOLVED that subject to the expiry of a publicity period on the proposed variation and the consideration of any matters arising therefrom, the Borough Solicitor be authorised to **vary** the s106 agreement to enable the occupation of units 1a and 1b by Millgate Developments and that upon Millgate Developments Ltd vacating the premises, it would revert to two separate units.

63. **Building Regulations Applications/Notices Dealt with by the Borough Planning Officer (Item 5)**

The Borough Planning Officer submitted a report on Building Regulations Applications/Notices that had been dealt with since the last meeting.

RESOLVED that the report be noted.

64. **Applications dealt with by Borough Planning Officer Under Delegated Powers (Item 6)**

The Borough Planning Officer submitted a report on applications which had been dealt with under delegated powers since the last meeting.

RESOLVED that the report be noted.

65. **Notification of Appeals Received (Item 7)**

The Borough Planning Officer submitted a report on appeals received since the last meeting.

RESOLVED that the report be noted.

66. **Information Item (Item 8)**

Application No. 623436

**Hilton National Hotel, Off Ringmead,
Birch Hill, Bracknell.
Section 106 unilateral undertaking.**

RESOLVED that the report be noted.

The meeting commenced at 7.30 p.m.
and concluded at 10.00 p.m.

CHAIRMAN