

**PLANNING CONTROL SUB COMMITTEE  
22 OCTOBER 1998**

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

Also Present: Councillors Bettison, Blatchford, Grayson and McCormack

Apologies for Absence:  
Councillors Onions, Sargeant and Worrall

**67. Substitute Members**

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

Councillor Beadsley for Councillor Onions  
Councillor Harrison for Councillor Sargeant  
Councillor Mrs Sutcliffe for Councillor Worrall

**68. Principal Planner**

The Sub Committee welcomed Eric Konig, the newly appointed Principal Planner.

**69. Minutes**

**RESOLVED** that the minutes of the Sub Committee held on 24 September 1998 be confirmed as a correct record and signed by the Chairman. Arising from Minute 156, application no. 623677 and 623678, the Chairman reported that Sainsbury's outstanding appeal has been withdrawn.

**70. Appeal Decisions Received (Item 1)**

The Borough Planning Officer submitted a report on appeal decisions received since the last meeting of the Sub Committee.

**RESOLVED** that the report be noted.

**71. Breaches of Planning Control (Item 2)**

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

**RESOLVED** that the reports be noted.

72. **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 624005, 624006, 623997, 623998, 624001, 624002, 624081, 624073, 623947, 623948, 623972 and 624066.

**Application No. 624005 &  
624006 (Duplicate)**

**The Keep, Wildridings Road,  
Bracknell.  
Extensions and alterations to provide  
“drive thru” booths. Construction of  
“drive thru” lane and new egress  
from site.**

A site visit had been held in respect of this application on Saturday 17 October 1998 which had been attended by Councillors Adams, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Mrs Hirst, Jones, McCormack, Mrs Pile, Sargeant, Simonds, Mrs Sutcliffe, Taylor, Thompson, Ward, Wheaton and Worrall.

It was noted that 70 letters of objection, 11 petitions totalling 899 signatures and 32 copies of a standard letter, in addition to the comments of Bracknell Town Council, had been received.

**RESOLVED** that the Borough Planning Officer be authorised, upon the expiration of the period of noticed specified under Section 66 (6) of the Town and Country Planning Act:

- (i) to **refuse** application 624005 for the following reasons:
  - (1) The existing access road is substandard in terms of width and horizontal alignment to allow the articulated delivery vehicle and other road users of the road to pass one another. This may result in vehicles being reversed into Wildridings Road to the detriment of road safety.
  - (2) The existing access road is substandard in terms of width and horizontal alignment to accommodate the developers proposed articulated delivery vehicles without overrunning the adjoining grass verges.
  - (3) The construction of a drive thru facility would be contrary to the principles of the Government White Paper entitled “A New Deal for Transport” in that it encourages the unnecessary consumption of fuel and emissions of CO<sub>2</sub> and therefore inhibits the United Kingdom’s ability to secure reductions in CO<sub>2</sub> emissions in accordance with the national guidance
- (ii) contrary to the Borough Planning Officer’s recommendation, to **refuse** application 624006 for the following reason:

the construction of a drive thru facility would be contrary to the principles of the Government White Paper entitled “A New Deal for Transport” in that it encourages the unnecessary consumption of fuel and emissions of CO<sub>2</sub> and therefore inhibits the United Kingdom’s ability to secure reductions in CO<sub>2</sub> emissions in accordance with the national guidance.

**Application No. 623997 &  
623998 (Duplicate)**

**The Keep, Wildridings Road,  
Bracknell.**

**Alterations to external appearance of  
the building including new gable  
dormer over main entrance.  
Installation of plant within new  
plant/refuse enclosure. Provision of  
lighting to car park and cycle path.**

A site visit had been held in respect of this application on Saturday 17 October 1998 which had been attended by Councillors Adams, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Mrs Hirst, Jones, McCormack, Mrs Pile, Sargeant, Simonds, Mrs Sutcliffe, Taylor, Thompson, Ward, Wheaton and Worrall.

It was noted that 70 letters of objection, 11 petitions totalling 899 signatures and 32 copies of a standard letter, in addition to the comments of Bracknell Town Council, had been received.

In accordance with Standing Order 45, it was requested that the voting on the motion to approve application 623997 be recorded. On being put to the vote, voting was as follows:

For: Councillors Mrs Ballin, Barnard, Birch, Mrs Doyle, Mrs Pile, Simonds, Mrs Sutcliffe, Thompson and Ward

Against: Councillors Adams, Beadsley, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Jones, Ryan, Taylor and Wheaton

The motion was lost. A further motion was put and the Sub Committee

**RESOLVED** that

(i) application 623997 be **refused** for the following reason:

the changes to the building and its setting would be detrimental to the character and visual amenity of the Mill Pond area by reason of the intrusive impact on this attractive parkland setting.

(ii) application 623998 be **refused** for the following reason:

the changes to the building and its setting would be detrimental to the character and visual amenity of the Mill Pond area by reason of the intrusive impact on this attractive parkland setting.

**Application No. 624000**

**The Keep, Wildridings Road,  
Bracknell.**

**Display of 1 internally illuminated  
pole mounted sign.**

A site visit had been held in respect of this application on Saturday 17 October 1998 which had been attended by Councillors Adams, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Mrs Hirst, Jones, McCormack, Mrs Pile, Sargeant, Simonds, Mrs Sutcliffe, Taylor, Thompson, Ward, Wheaton and Worrall.

It was noted that 70 letters of objection, 11 petitions totalling 899 signatures and 32 copies of a standard letter, in addition to the comments of Bracknell Town Council, had been received.

**RESOLVED** that the application be **refused** for the following reason:-

The proposed illuminated pole sign by reason of its siting, size and illumination would be visually intrusive and out of keeping with the attractive parkland setting and as such would be detrimental to the visual amenities and character of the area. Therefore, the proposed sign is contrary to the provisions of Policy EN25 of the Draft Deposit Bracknell Forest Borough Local Plan incorporating further proposed changes.

**The Keep, Wildridings Road,  
Bracknell.**

**Application No. 624001**

**Display of 3 internally illuminated name signs (1 wall mounted and 2 roof mounted). (3 in total).**

**Application No. 624002**

**Display of 1 internally illuminated double sided sign and 4 single sided internally illuminated signs.**

A site visit had been held in respect of this application on Saturday 17 October 1998 which had been attended by Councillors Adams, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Mrs Hirst, Jones, McCormack, Mrs Pile, Sargeant, Simonds, Mrs Sutcliffe, Taylor, Thompson, Ward, Wheaton and Worrall.

It was noted that 70 letters of objection, 11 petitions totalling 899 signatures and 32 copies of a standard letter, in addition to the comments of Bracknell Town Council, had been received.

In accordance with Standing Order 45, it was requested that the voting on the motion to approve application 624001 be recorded. On being put to the vote, the voting was as follows:

For: Councillors Mrs Ballin, Birch, Mrs Doyle, Thompson and Ward

Against: Councillors Adams, Barnard, Beadsley, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Jones, Mrs Pile, Ryan, Simonds, Taylor and Wheaton

Abstain: Councillor Mrs Sutcliffe

The motion was therefore lost. A further motion was put and the Sub Committee

**RESOLVED** that:

(i) application 624001 be **refused** for the following reason:

The proposed signs would be detrimental to the character and visual amenity of the Mill Pond area by reason of the intrusive impact on this attractive parkland area. As such, the proposal is contrary to policy EN25 of the Deposit

Draft Bracknell Forest Borough Local Plan incorporating further proposed changes.

- (ii) application 624002 be **refused** advertisement consent for the following reason:

The proposed signage by reason of the number of the signs, their siting, scale and part illumination, would result in visual clutter and intrusion which would be out of keeping with the attractive parkland setting, and as such would be detrimental to the visual amenities and character of the area. The proposed signs are therefore considered to be contrary to the provisions of Policy EN25 of the Draft Deposit Bracknell Forest Borough Local Plan incorporating further proposed changes.

**Application No. 624066**

**Trelabe Farm, Bishops Lane, Warfield.**

**Continued siting of portable building forming day shelter/mess room.**

**RESOLVED** that consideration of this application be deferred to enable a site visit to take place to which all members of the Council be invited.

**Application No. 624081**

**Land at Buckhurst Moors, Moor Lane, Binfield.**

**Retrospective application for a change of use from storage to contractors' depot and storage.**

The Sub Committee noted that one letter of objection and comments from Binfield Parish Council had been received.

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

- (1) The use of the application site as a contractors' depot is contrary to policies for the protection of the countryside outside defined settlement areas and the preservation of the significant gap between the settlements of Bracknell, Wokingham and Binfield, as set out in policy C6 of the Berkshire Structure Plan 1991 - 2006 (incorporating Alterations adopted in August 1997); policies EN9 and E3 of the North Bracknell Local Plan 1992, and policies EN8 and EN10 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes (1997).
- (2) The access road is unsuitable, due to its substandard width construction and horizontal alignment, to accommodate the traffic that is generated by this proposal and results in the increased risk of accidents to other users.

**Application No. 624038**

**Willow Cottage, Church Lane,  
Warfield.  
Erection of 3 bedroomed detached  
cottage after demolition of existing  
dwelling.**

A site visit had been held in respect of this application on Saturday 17 October 1998 which had been attended by Councillors Adams, Beadsley, Mrs Doyle, Flood, Mrs Hayes, Mrs Hirst, Jones, Mrs Pile, Simonds, and Wheaton.

It was noted that four letters had been received, one objecting. Comments had also been received from Warfield Parish Council.

Notwithstanding the Borough Planning Officer's recommendation for refusal, the Sub Committee considered that the proposed dwelling would not be harmful to the rural and open character of the Green Belt, and that (having regard to "permitted development" rights to extend the existing dwelling, and its present lack of adequate facilities) the modest increase in size in relation to the existing dwelling was acceptable. It was therefore

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

- (1) A2 Full permissions – implementation.
- (2) B3 Plans as received.
- (3) C1 Protection of trees and hedges.
- (4) C3 Details of tree protection.
- (5) C4 Protective fencing.
- (6) C6 Details of hard and soft landscaping.
- (7) C7 Implementation of approved landscaping scheme.
- (8) D6 Restrictions on house extensions (any "dwellinghouse" should read "the" dwellinghouse).
- (9) D7 Restrictions on buildings within house curtilage.  
[INSERT: "Building or enclosure, swimming or other pool.]
- (10) D9 Restrictions on roof additions/alterations
- (11) E4 Schedule of materials to be submitted. Add: "The development shall thereafter be carried out using only the approved materials".
- (12) HA25 Vehicle parking and turning space (approved drawing).  
"The dwellinghouse shall not ....."

**Karthia, North View, Amen Corner, Binfield.**

**Application no. 623947**

**Change of use from dwelling to mixed use of medical consulting rooms with residential use above involving erection of first floor and single storey extensions, and relocation of access onto north view.**

**Application no. 623948**

**Change of use from dwelling to mixed use of bed and breakfast accommodation and residential use involving erection of first floor and single storey extensions, and relocation of access onto north view.**

*Note: Councillor Flood declared a non-pecuniary interest arising from living in the locality and withdrew from the meeting during the discussion and voting on these items.*

**RESOLVED** that:

- (i) application 623947 be **approved** subject to the following conditions:
  - (1) A2 Full permission - implementation.
  - (2) B3 Plans as received:  
floor plans, layout plans and elevation drawings numbered 5, 5a, 6, 7, 8, 9, 10, 12, 13 and revised parking layout plan date stamped 22/09/98.
  - (3) C3 Details of tree protection etc.
  - (4) C4 Protective fencing.
  - (5) C6 Details of hard and soft landscaping.
  - (6) C7 Implementation of approved landscaping scheme.
  - (7) E1 Materials to match existing building.
  - (8) K1 Restriction to a specific use within a use class.  
Insert 1: The ground floor of the premises shall be use for medical consulting rooms.  
Insert 2: Class D1.
  - (9) No more than 3 medical consulting rooms shall be provided within the building and these shall be limited to the ground floor of the premises in accordance with the approved drawing.
  - (10) L1 On site refuse storage.
  - (11) The medical consulting rooms shall only be open for business between the following hours: 0800 and 2100 (Monday to Fridays) and 0830 and 1300

(Saturday) and at no other time, except for the provision of emergency medical treatment.

- (12) The use of the building as medical consulting rooms shall not begin until the access has been constructed in accordance with the approved revised parking layout plan date stamped 22/09/98 and other details to be submitted and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.
  - (13) HA10 Access Closure with Reinstatement.
  - (14) HA20 Visibility splays before occupation (INSERT:- "The use of the building as medical consulting rooms shall not begin until visibility splays of 2.0 metres x 35 metres have been provided....." etc.)
  - (15) HA27 Provision of Parking Spaces (approved drawing).
  - (16) The staff parking bays numbered 10 - 16 on the approved revised parking layout plan date stamped 22/09/98 shall be marked out and kept available for staff parking only.
  - (17) HA30 Garage retained for Vehicle Parking.
- (ii) application 623948 be **approved** subject to the following conditions:
- (1) A2 Full permission - implementation.
  - (2) B3 Plans as received:  
floor plans, layout plans and elevation drawings numbered 3, 4, 5, 5a, 6, 7, 8, 9, 10 and revised parking layout plan date stamped 22/09/98.
  - (3) C3 Details of tree protection etc.
  - (4) C4 Protective fencing.
  - (5) C6 Details of hard and soft landscaping.
  - (6) C7 Implementation of approved landscaping scheme.
  - (7) E1 Materials to match existing building.
  - (8) L1 On site refuse storage.
  - (9) The use of the building for Bed and Breakfast accommodation shall not begin until the access has been constructed in accordance with the approved revised parking layout plan date stamped 22/09/98 and other details to be submitted and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.
  - (10) HA10 Access Closure with Reinstatement.
  - (11) HA20 Visibility splays before occupation (INSERT:- "The use of the building for Bed and Breakfast accommodation shall not begin until visibility splays of 2.0 metres x 35 metres have been provided....." etc.



- (12) HA27 Provision of Parking Spaces (approved drawing).
- (13) HA30 Garage retained for Vehicle Parking.

**Application No. 623913**

**Warfield Bakery, Warfield Street,  
Warfield.  
Erection of single storey front  
extension forming enclosed dispatch  
area.**

It was noted that letters of objection had been received.

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

- (1) A2 Full permission - implementation
- (2) B1 Plans as amended  
(Plan No BAK/01 Rev B received on 7/9/1998)
- (3) E2 Samples of materials to be submitted.
- (4) A scheme specifying the provisions to be made for the control of noise and vibration emanating from the building hereby permitted shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. Such provisions as may be approved shall be implemented before the use of the building hereby approved is commenced and shall thereafter be permanently retained.
- (5) The parking and turning spaces shown on approved drawing BAK/01 Rev B shall be kept available for parking and turning at all times.

**Application No. 624073**

**Former Racal Site, Broad Lane,  
Bracknell.  
Erection of 2 no. 3 storey class B1  
office buildings (4068 sq m) and 1 no.  
2 storey class B1 office building (998  
sq m) with associated car parking and  
site roads.**

**RESOLVED** that, subject to the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure a financial contribution towards transportation improvements in the area, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:-

- (1) A2 Full permission - implementation.
- (2) B3 Plans as amended (INSERT:- Drawings 9565/TP/01 Rev C, 02 and 03.)
- (3) C3 Details of tree protection etc.
- (4) C4 Protective fencing.

- (5) C6 Details of hard and soft landscaping.
- (6) C7 Implementation of approved landscaping scheme.
- (7) C9 Details of walls and fences (INSERT:- “ Details of a scheme of walls and fences “including means of enclosure of electricity sub-station and refuse stores.”.....
- (8) C10 Retention of landscaped areas.
- (9) The gross external floorspace of the buildings hereby permitted shall not exceed a total of 5066 sq m and the development shall take the form of not less than 6 separate office units. There shall be no additional floorspace created within any building once the development is completed without the prior approval of the Local Planning Authority.
- (10) E3 Details of materials to be submitted.
- (11) W2 Site organisation (building operations).
- (12) HA5 Access constructed before occupation (approved drawing) - “No building...access has been constructed...”.
- (13) HA16 Roads to be provided - “No building...road serving it...”..
- (14) HA27 Provision of parking spaces (approved drawing) - “No building...”.
- (15) No building shall be occupied until cycle parking facilities have been provided on the site in accordance with details to be submitted to and approved in writing by the Local planning Authority.
- (16) Prior to the commencement of development details in respect of measures to:-
  - (i) minimise, re-use and recycle waste, including materials and waste arising from demolition;
  - (ii) minimise the pollution potential of unavoidable waste;
  - (iii) dispose of unavoidable waste in an environmentally acceptable manner
 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.
- (17) Prior to the commencement of development, details of facilities for the separation and collection of different types of waste shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any building and thereafter be retained.
- (18) No building shall be occupied until details of all external site lighting and security lighting, including design, levels of illuminance and hours of use shall be submitted to and approved in writing by the Local Planning Authority. Lighting shall then only be provided in accordance with the approved details.

**Application No. 623957**

**Land at Veronica, Rectory Lane, Bracknell.**

**Outline application for the erection of two dwellings (one accessing on to Friars Keep and one on to Rectory Lane) following demolition of existing dwelling.**

**RESOLVED** that consideration of this application be **deferred** to enable a site visit to take place to which all members of the Council be invited.

**Application No. 623976**

**Reedform Ltd, Eastern Road, Bracknell.**

**Outline application for erection of 8 no. B1 office units (total floorspace 3000 sq m) with associated car parking and access following demolition of existing premises.**

It was noted that one letter had been received seeking the retention of the oak trees on the site and the provision of a landscaping scheme.

**RESOLVED** that, subject to the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990 to secure a financial contribution towards transportation improvements in the area, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:-

- (1) A1 Outline permission - delete "the means of access thereto...".
- (2) A1(A) Outline permission - delete "the means of access thereto...".
- (3) A1(B) Outline permission.
- (4) A1(C) Outline permission.
- (5) B3 Plans as amended.
- (6) C3 Details of tree protection etc.
- (7) C4 Protective fencing.
- (8) C7 Implementation of approved landscaping scheme.
- (9) The gross external floorspace of the buildings hereby permitted shall not exceed 3000 sq m and the development shall take the form of not less than 8 separate office units. There shall be no additional floorspace created within any building once the development is completed without the prior written approval of the Local Planning Authority.
- (10) W2 Site organisation (building operations).
- (11) HA5 Access constructed before occupation (approved drawing) - "No building...access has been constructed...".

- (12) No building shall be occupied until cycle parking facilities have been provided on the site in accordance with details to be submitted to and approved in writing by the Local planning Authority.
- (13) Prior to the commencement of development details in respect of measures to:-
- (i) minimise, re-use and recycle waste, including materials and waste arising from demolition;
  - (ii) minimise the pollution potential of unavoidable waste;
  - (iii) dispose of unavoidable waste in an environmentally acceptable manner
- shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.
- (14) Prior to the commencement of development, details of facilities for the separation and collection of different types of waste shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any building and thereafter be retained.
- (15) HA1 Layout and design standards.

**Application No. 623536**

**28 Yorktown Road, Sandhurst.  
Change of use from shop (A3).**

It was noted that one letter 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) B3 Plans as received, 98/104/01 received 13 March 1998 and 98/104/2 received 17 June 1998.
- (3) Equipment shall be installed to suppress and disperse fumes or smell produced by the cooking and preparation of food and the equipment shall be effectively operated for as long as the use continues. Details of the equipment shall be submitted to and approved by the Local Planning Authority and the equipment shall be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- (4) Where external machinery/equipment or external openings are proposed, details of the siting and sound insulation of such works (for example, refrigeration and air conditioning, ventilation units, air intake, louvres, ducting, chimneys mechanical extraction and disposal of fumes and grit) shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced and thereafter retained for so long as the permitted use continues.
- (5) The development hereby permitted shall not be begun until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to

and approved by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to occupation of the development and thereafter permanently retained.

- (6) The premises shall only be open for business between the hours of 09:00 and 23.00 everyday.
- (7) Unless agreed in writing with the Local Planning Authority the development hereby permitted shall not be begun until details of access for people with disabilities have been submitted to and approved by the Local Planning Authority. The facilities should comply with the Borough Council's design guide entitled "Designing for Accessibility" and be provided prior to the occupation of the development.
- (8) The change of use shall not take place until the vehicle parking spaces have been designated and marked in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times, for customers and staff of the premises.

**Application No. 623970**

**7 Rectory Row, Bracknell.**

**Application under section 73 to relax condition 4 of planning permission 619064 to allow a take away service from the premises.**

It was noted that one letter of objection had been received.

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

- (1) The premises shall be used for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises and for no other purpose, notwithstanding the provision of the Town and Country Planning (use Classes) Order 1987 and Article 3 and Part 3 of Schedule 2 of the Town and Country Planning General Development Order 1988, without the prior written permission of the Local Planning Authority obtained through the submission of a planning application.
- (2) Nothing herein contained shall be deemed to affect or vary the conditions imposed on planning permission 619064 which conditions shall remain in full force and effect save insofar as they are expressly affected or varied by this approval.

**Application No. 623972**

**17 South Meadow, Crowthorne.**

**Erection of first floor side extension.**

It was noted that two letters of objection 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 "A/10198/03 received 30 September 1998"
- (3) E1 Materials to match existing building

- (4) HA24 Vehicle Parking in accordance with the approved plan - delete "No dwelling/building shall" insert "The extension hereby approved shall not be".

**Application No. 624019**

**10 Lakeside, Wick Hill, Bracknell.  
Erection of single storey front extension, part two storey side extension and first floor rear extension**

It was noted that letters of objection had been received.

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as received - Drg No. 7538/02 Rev A
- (3) E1 Materials to match existing building
- (4) D3 Insert "facing No's 8 and 12 Lakeside"
- (5) HA30 Garage retained for vehicle parking

**Application No. 623694**

**32 Severn Close, Sandhurst.  
Erection of two storey and single storey side extension.**

It was noted two 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) B3 Plans received 14 September 1998.
- (3) E1 Materials to match existing building.
- (4) C11 Construction of foundations-prevention of root damage to trees.

**Application No. 624029**

**16 Somerset Grove, Warfield.  
Erection of single storey side extension.**

It was noted that three letters of objection had been received.

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as received - Drawing date stamped 17 August 1998

- (3) E1 Materials to match existing building.

**Application No. 624003**

**7 Severn Close, Sandhurst.**

**Section 73 application to allow erection of single storey rear extension forming garage without compliance with condition 6 of reserved matters approval 603969.**

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

**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 603969 which conditions shall remain in full force and effect save insofar as they are expressly varied by this approval.
- (2) B3 Plans as received: 762/4 received 11 August 1998.
- (3) E1 Materials to match existing building.
- (4) HA30 Garage retained for vehicle parking.

**Application No. 623969**

**35 Oak Avenue, Sandhurst.**

**Erection of first floor side extension.**

The comments of Sandhurst Town Council were noted.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received.
- (3) E1 Materials to match existing building.
- (4) HA24 Vehicle parking in accordance with the approved plan.
- (5) HA30 Garage retained for vehicle parking.

**73. Building Regulations Applications/Notices Dealt with by the Borough Planning Officer (Item 4)**

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.

74. **Applications dealt with by the Borough Planning Officer Under Delegated Powers (Item 5)**

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.

75. **Notification of Appeals Received (Item 6)**

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

**RESOLVED** that the report be noted.

The meeting commenced at 7.30 p.m.  
and concluded at 10.45 p.m.

**CHAIRMAN**