

**PLANNING CONTROL SUB COMMITTEE
19 NOVEMBER 1998**

Present: Councillors Mrs Doyle (Chairman), Mrs Ballin, Barnard, Beadsley, Birch, Good, Mrs Hayes, Jones, Piasecki, Mrs Pile, Ryan, Sargeant, Simonds, Taylor, Thompson, Veakins, Ward, and Worrall

Apologies for Absence:
Councillors Adams, Fawcett, Flood, Mrs Hirst, and Wheaton

76. Substitute Members

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

Councillor Beadsley for Councillor Mrs Hirst
Councillor Good for Councillor Fawcett
Councillor Veakins for Councillor Wheaton

77. Minutes

RESOLVED that the minutes of the Sub Committee held on 22 October 1998 be confirmed as a correct record and signed by the Chairman.

78. 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.

79. 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.

80. 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 623351, 623519, 623910, 623957, 623954, 624058, 624066, 623847, 623964, 624133 and 624197.

Application No 623351

Land at Kennel Lane, Warfield – Erection of 10 2-bedroomed terraced house, 5 3-bedroomed terraced houses and 3 2-bedroomed maisonettes following demolition of the existing buildings

A site visit had been held in respect of this application on Saturday 14 November 1998 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Mrs Pile, Ryan, Sargeant, Simonds, Taylor, Thompson, Ward and Wheaton.

It was noted that 27 letters objecting to or commenting on the proposals had been received, in addition to the comments of the Parish Council.

Notwithstanding the Borough Planning Officer's recommendation that the application should be approved, the Sub-Committee considered that the scheme was unacceptable.

RESOLVED that the application be refused for the following reasons:

- 1 The proposed dwellings on the western part of the site (plots 1-7) lack adequate space around them and represent an undesirable overdevelopment of the site resulting in an overbearing impact on the street scene. The proposal is therefore contrary to Policy EN5 of the North Bracknell Local Plan and Policy EN21 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating further proposed changes.
- 2 The proposed dwellings on the eastern part of the site (plots 11-18) by reason of their size and siting representation an undesirable and unneighbourly form of development, detrimental to the amenities of the occupiers of adjoining residential properties, particularly by reason of overlooking and loss of privacy.
- 3 The proposal would involve the loss of a number of small workshop/storage units to the detriment of the needs of small businesses in the local area. The proposal is therefore contrary to Policy E4 of the North Bracknell Local Plan and Policies E4 and E5 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating further proposed changes.
- 4 The proposal is contrary to Policies LD5, LD6 and R5 of the Berkshire Structure Plan 1991-2006, Policy R3 of the North Bracknell Local Plan and Policies R5, SC1 and SC2 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating further proposed changes in that it fails to make provision for infrastructure, services and amenities made necessary by the development, to the detriment of the needs of the area.

Application No 623519

Land at Kennel Lane, Warfield – Outline application for redevelopment of site for 1262 sq m of B1 (Business) Floorspace with access from Kennel Lane

A site visit had been held in respect of this application on Saturday 14 November 1998 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Mrs Pile, Ryan, Sargeant, Simonds, Taylor, Thompson, Ward and Wheaton.

It was noted that 16 letters objecting to or comments on the application had been received along with a letter from the Bracknell District Urban Wildlife Group in addition to the comments of the Parish Council.

RESOLVED, that subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation relating to open space maintenance, the provision of a financial contribution to off-street parking facilities on Kennel Lane and to secure the stability and external appearance of the retained/outbuilding at 2 Stable Cottages, 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 - drawing 853/01D (details of means of access only)
- (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 1262 sq m and the development shall take the form of not less than 4 separate business 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) J1 Surface water drainage (including ditch on southern edge of site)
- (11) W2 Site organisation (building operations).
- (12) HA5 Access constructed before development (approved drawing).
- (13) HA10 Access closure with reinstatement
- (14) HA21 Visibility splays before occupation - "4.5m by 33m at access points to Kennel Lane..."
- (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:-
- minimise, re-use and recycle waste, including materials and waste arising from demolition;
- (i) minimise the pollution potential of unavoidable waste;
 - (ii) dispose of unavoidable waste in an environmentally acceptable manner
 - (iii) 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) Before the development hereby permitted is begun, a scheme shall have been approved in writing by the Local Planning Authority, specifying the provisions to be made for the control of noise emanating from the site. The approved scheme shall be operated for as long as the use continues.
- (19) No heavy goods vehicles shall enter or leave the site except between 08.00 hours and 18.00 hours on Mondays to Fridays and between 08.30 hours and 13.00 hours on Saturdays, and not at all on Sundays or recognised bank/public holidays.

Application No 623910

Land at Sewage Works, Bog Lane, Winkfield – Erection of 30m high aerial tower with 3 dual polar antennae and 2 microwave dishes; and erection of equipment cabin.

It was noted that 2 letters of objection and a letter from the Bracknell District Urban Wildlife Group had been received, in addition to the comments of the Parish Council.

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

- (1) A2 Full permission - implementation.
- (2) B1 Plans as amended - insert "748/BRK0136/01 received 23 October 1998"
- (3) The apparatus and structures hereby approved shall be removed from the site after 28 days of it ceasing to be used for telecommunications purposes and the site shall be restored and landscaped, in accordance with a scheme to be approved in writing by the Local Planning Authority, within one calendar year of the cessation of the use of the site telecommunications purposes.

Application No 624111

**Easthampstead Park Education Centre,
Easthampstead Park, Bracknell –
Temporary use of land from 18 November
to 16 January for marquee complex for
entertainment events.**

(NB: Councillors Good, Hayes and Thompson being members of the Leisure Committee withdrew from the meeting during consideration of this item.)

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

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

- (1) No entertainment events shall take place on the site other than between 18th November and 16th January of each year and the use shall cease on the 16th January 2004.
- (2) Operations for the erection of the marquee and for the provision of temporary surfaces shall not be commenced until 8th November on any year and the marquees and temporary surfaces shall be completely removed from the site no later than the 26th January each year.
Reason: To enable the Local Planning Authority to have control over the period during which the use may continue and in the interests of this countryside location.
- (3) B3 Plans as received - insert - date stamped 18 September 1998.
- (4) The use hereby permitted shall not be begun until a scheme of external lighting required in association with the proposal has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided only in accordance with the approved scheme. The scheme shall include details of the design of the lighting, the level of illumination and hours of use.
- (5) The overflow car parking at the tennis court shown in planning application 624112 shall operate in accordance with the details set out in that planning application. If this additional parking ceases to be available then the use of the marquee for corporate hospitality shall cease immediately.

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

**Moss End Farm, Maidenhead Road,
Warfield – 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 five years without
compliance with condition 1 of planning
permission 620429**

CON21/96

Storage of Scaffolding

The Sub-Committee was advised that it should defer the proposals for one more month to allow the officers sufficient time to meet with the applicant's agent and to consider whatever further proposals might be submitted.

RESOLVED: That consideration of application numbers 621638, 621639, and 623547 and contravention 21/96 be deferred for further discussions with the applicant.

Application No 624058

Land between 47-49 Napier Road, Crowthorne – Submission of details of siting, design external appearance and means of access pursuant to outline permission 620651 for erection of detached dwelling.

It was noted that 2 letters had been received commenting on the proposals.

RESOLVED that subject to satisfactory measures being secured, by way of a legal agreement or other suitable means, to ensure the provision of adequate and unobstructed parking and turning facilities on the site for the benefit of both No. 47 and the proposed new house, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions (and any other conditions considered appropriate relating to parking and turning):-

- (1) B3 Plans as received Drawing Nos. 1259/01B, 1259/02A and longitudinal section received 5 November 1998
- (2) D3 House extensions - restrictions on windows and door openings
Insert: facing Nos. 47 and 49 Napier Road
- (3) D4 House extensions - obscured glazing
Insert1: The ground floor toilet, first and second floor landing (windows)
Insert2: (facing) east
- (4) E2 Samples of materials to be submitted
- (5) W2 Site organisation
- (6) HA3 Access constructed before development (approved drawing)
- (7) HA25 Vehicle parking and turning spaces (approved drawing)
"The dwelling shall not be occupied.."
- (8) HA30 Garage retained for car parking
- (9) C12 Details of surfacing - insert parking and turning areas
- (10) The dwelling hereby permitted shall not be occupied until visibility splays of 2.4m x 90m have been provided. These areas shall thereafter be kept free of all obstructions to visibility over height of 0.6m above carriageway level.

- (11) D6 Restrictions on house extensions - "No extension to the dwelling.."
- (12) The side wall of the proposed house shall be sited a minimum distance of 2 metres from the side wall of No. 47 Napier Road.

Application No 624066

**Trelabe Farm, Bishops Lane, Warfield –
Continued siting of portable building
forming day shelter/staff room.**

A site visit had been held in respect of this application on Saturday 14 November 1998 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Ryan, Sargeant, Simonds, Thompson, Ward and Wheaton.

It was noted that one letter of objection had been received in addition to the comments of the Parish Council.

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

- (1) The building shall be used as a day shelter/staff room and for no other purpose.
- (2) The building hereby permitted shall be removed from the site and the land restored to its former condition on or before 31 October 1999 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Application No 624133

**18 Spring Woods, Sandhurst – Erection of
part two-storey, part single-storey side
and rear extension.**

It was noted that one letter 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.
- (3) E1 Materials to match existing building.
- (4) C6 Details of hard and soft landscaping.
- (5) C7 Implementation of approved landscaping scheme.
- (6) C11 Construction of foundation s-prevention of root damage to trees.
- (7) HA5 Access Constructed before occupation. Delete "constructed" and substitute "widened".
- (8) HA30 Garages retained for vehicle parking.

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.**

A site visit had been held in respect of this application on Saturday 14 November 1998 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Ryan, Sargeant, Simonds, Thompson, Ward and Wheaton.

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

RESOLVED that the application be **approved**, 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 received - Drg No. 28981/001
- (6) HA3 Access constructed before development.
- (7) No development shall be begun until visibility splays of 2.4m by 90m for the access on to Rectory Lane and 2.0m by 30m for the access on to Friars Keep have been provided. The visibility splays shall, thereafter, be kept free of all obstructions to visibility over a height of 0.6m above carriageway level.
- (8) C7 Implementation of approved landscaping plan.
- (9) D6 Restrictions on house extensions.
- (10) The existing dwelling on the site shall be demolished and the site cleared to the satisfaction of the Local Planning Authority not later than 3 months after the commencement of the development hereby approved.

Application No 623954

**22 Napier Road, Crowthorne – Erection of
detached dwelling with creation of new
access to Napier Road.**

A site visit had been held in respect of this application on Saturday 14 November 1998 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Ryan, Sargeant, Simonds, Thompson, Ward and Wheaton.

It was noted that 7 letters of objection had been received in addition to the comments of the Parish Council.

Notwithstanding the Borough Planning Officer's recommendation that the application should be approved, the Sub-Committee considered that the proposal was a cramped form of development and unneighbourly.

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

The proposed house, by reason of its size, siting, access and parking arrangements, represents an unneighbourly and cramped form of development, detrimental to the amenities of adjoining properties, with particular reference to the overhearing impact on No. 26 Napier Road and the loss of light to the ground floor rear window on the west side of No. 26; and detrimental to the character of the area generally; and as such it would be contrary to policies H2 of the Sandhurst-Crowthorne Local Plan and H1 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

Application No 623795

**Crockfords, Alben Road, Binfield –
Erection of detached house following
demolition of existing bungalow.**

It was noted that 3 letters of objection had been received in addition to the comments of the Parish Council.

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

- (1) A2 Full permission- implementation.
- (2) B3 Plans as received Drawing No ROM/9807/01A as amended by site plan extract received 9 November 1998.
- (3) D3 House extensions - restrictions on windows and door openings facing Cherry Tree Cottage and No.17 Alben Road.
- (4) D4 House extensions - obscured glazing
The ground floor utility and kitchen and bathroom windows facing No.17 Alben Road shall.....
- (5) E2 Samples of materials to be submitted.
- (6) H1 Fencing to erected on site boundaries.
delete 2 metre and substitute 1.8metre in first line
- (7) W2 Site organisation.
- (8) HA3 Access constructed before development (approved drawing).
- (9) HA25 Vehicle parking and turning space.
"The dwelling shall not be occupied..."
- (10) HA30 Garage retained for car parking.
- (11) C12 Details of surfacing.
insert hardstanding areas

- (12) D6 Restrictions on house extensions.
No extension to the dwelling.

Application No 623847

Land fronting Adastra, London Road, Binfield – Change of use of land to car sales (retrospective).

It was noted that one letter of objection had been received in addition to the comments of the Parish Council.

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

- (1) The use of the land for sale and display of motor vehicles shall be restricted to the land outlined in red on the site location plan date stamped 16 June 1998.
- (2) The use of the land outlined in red on the approved plans shall only be used for sale and display of motor vehicles ancillary to the use of the land coloured blue on the approved plans for the sale and display of motor vehicles
- (3) The highway works shall be carried out in accordance with details shown on approved plan drawing no. 1173 A, received on 17 November 1998 and in compliance with the requirements of the Highway Authority for works carried out in the public highway.
- (4) The use of the land for sale and display of motor vehicles shall cease, unless the works required in connection with the scheme referred to in condition 3 above have been carried out to the satisfaction of the Local Planning Authority and in compliance with the requirements of the Highway Authority for works carried out within the public highway, within six months of the date of this permission.

Application No 623964

Kingswood, Kings Ride, Winkfield (former “Staravia” site) – Display of two externally illuminated pole-mounted free standing signs (1.83 m x 2.44 m and 2.44 m x 3.66 m)

The comments of the Parish Council were noted.

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

- (1) - (5) Standard 5 advertisement conditions
- (6) T7 - Plan numbers:
Drawing A1050 Rev. T3
Drawing 01.A
Drawing 02 A
CSJ/03 received 17/11/98.
- (7) T1 - illuminated signs - no flashing

- (8) U1 Hours of illumination
Insert 1: the uplighters for the signs
Insert 2: 8.30 p.m.
Insert 3: 7.00 a.m.
- (9) No other signs shall be erected in the area edged in red on approved drawing No. A1050 Rev. T3 and the one existing sign within the area edged in red shall be removed prior to the display of the signs hereby permitted.

Application No 623916

Land at Breach Copse, Swan Lane, Sandhurst – Application for advertisement consent to display 2 signs (2400 mm x 900 mm) on brick plinths.

It was noted that 4 letters of objection had been received in addition to the comments of the Parish Council.

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

- (1) (5 standard advertisement conditions)
- (2) T7 Plan Nos. - 1199/08B and 1199/01G

Application No 624023

Land adjacent to Forest Farm, Mounts Hill, Winkfield – Retrospective application for the erection of 15 metre high telecommunications tower, and an equipment cabin

It was noted that comments had been received from the Parish Council.

RESOLVED that the application be **approved**.

Application No 623920

Jasmine Cottage, Lovel Lane, Winkfield – Retrospective application for change of use of land from use as paddock to private garden.

It was noted that comments had been received from the Parish Council.

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

- (1) B3 Plans as received. (Insert drawings unnumbered received 10 July).
- (2) Notwithstanding the provisions of Article 3 Schedule 2 Part 2 Class A of the Town and Country Act (General Permitted Development Order) Order 1995, (or any Orders amending or re-enacting that Order), no wall, fence, gate or other means of enclosure whatsoever, other than a post and rail fence not exceeding a height of 1.5 metres, shall be erected around or within the area edged red on the site plan received 20 July 1998.

- (3) D7 Restrictions on buildings within house curtilage.
INSERT building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse.
(Delete “the curtilage of the dwellinghouse” and insert “the land the subject of this permission”).

Application No 624128

**Paddock Lodge, Terrace Road South,
Binfield – Proposed Erection of single
storey extension forming conservatory.**

It was noted that one letter 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 “received on 10 November 1998”
- (3) All ground works in connection with the proposal, shall be carried out by hand. No tree roots with a diameter greater than 20mm shall be cut or damaged. Prior to the commencement of any works on site, a scheme showing details of the foundation and floor construction shall be submitted to and approved by the Local Planning Authority in writing. This scheme shall show the foundations constructed on a “pile and beam” principle, in order to minimise disturbance to the shallower roots of the adjoining trees. Thereafter, the development shall be carried out in accordance with the above scheme.
- (4) The existing coniferous trees on the north eastern boundary of the site shall be retained intact, at a height of no less than 3 metres (except where their branches may need trimming by the minimum amount needed to prevent direct physical contact with the conservatory). Any trees which die, or are removed for any reason, shall be replaced by planting a standard tree of the same species in the same position, in the next planting season.
- (5) The existing fence along the north eastern boundary of the site shall be retained intact. If removed for any reason, whether in whole or in part, a new fence of similar design (or such alternative design as may be agreed in writing with the Local Planning Authority) shall be erected, at a height of 1.8m, to replace the removed fence.

Application No 624197

**286 Yorktown Road, Sandhurst – Erection
of part single storey, part two storey side
extension, and single storey rear
extension.**

It was noted that one letter 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 0384/2 date stamped 22/10/98.

- (3) E1 Materials to match existing building.
- (4) D3 Restrictions on additional window/door openings - insert No. 284 Yorktown Road.
- (5) HA30 Garage retained for vehicle parking.

Application No 624078

Yamuna, London Road, Binfield – Raising of Roof to existing double garage and construction of external spiral staircase to form family room over.

The comments of the 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 - insert “AH/E/2700A received 03 September 1998”
- (3) E1 Materials to match existing building.
- (4) C3 Details of tree protection etc.

RESOLVED that the revised plans be **agreed** as minor variations to the approved plans.

81. Miscellaneous Items (Item 4)

Permission No 622362

Priory House, Old Priory Lane, Warfield – Erection of two storey side extension forming residential annex above three garages and erection of single storey rear extension, following demolition of existing sun room and garage: Amendment to Approved Plans

The comments of the Parish Council were noted.

RESOLVED that that the revised plans in relation to application no 622362 be **agreed** as minor variations to the approved plans.

Permission No 623591

Land at Banners Barn, Yeovil Road, Sandhurst – Erection of two detached three bedroomed houses with single attached garages after demolition of existing dwelling.

The comments of the Parish Council were noted.

RESOLVED that the revised plans in relation to application no 623591 be **agreed** as minor variations to the approved plans, subject to the proposed side window being of the fixed, high-level type.

82. **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.

83. **Applications dealt with by the 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.

The Sub Committee was advised that the decision in relation to application no. 623234 relating to Englemere Sawmill, London Road, Winkfield was "Deemed Refused".

RESOLVED that the report be noted.

84. **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.

The meeting commenced at 8.15 p.m.
and concluded at 10.20 p.m.

CHAIRMAN