

**PLANNING CONTROL SUB COMMITTEE  
17 DECEMBER 1998**

Present: Councillors Mrs Doyle (Chairman), Adams, Mrs Ballin, Barnard, Fawcett, Flood, Harrison, Mrs Hayes, Mrs Hirst, Jones, Piasecki, Ryan, Sargeant, Mrs Sutcliffe, Taylor, Thompson, Ward, Wheaton and Worrall

Apologies for Absence:  
Councillors Birch and Mrs Pile

**87. Substitute Members**

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

Councillor Harrison for Councillor Birch  
Councillor Mrs Sutcliffe for Councillor Mrs Pile

**88. Minutes**

**RESOLVED** that the minutes of the Sub Committee held on 19 November 1998 be confirmed as a correct record and signed by the Chairman.

**89. Urgent Item of Business Under Standing Order No. 7**

The Chairman gave notice that she would be accepting a report on The Keep, Wildridings Road, Bracknell onto the agenda on grounds of urgency, in response to activities on the site observed by officers and considerable public and Member interest.

**90. 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.

**91. 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.

The Borough Planning Officer also reported on the following contraventions:

**CON74/98**

**Maidens Green Acres, Cocks Lane,  
Winkfield.  
Unauthorised Change Of Use From a  
Mixed Use of Agricultural Small  
Holding and Associated Agricultural  
Dwelling to a Mixed Use of  
Residential, Siting of Mobile Homes  
and the Storage of Reclaimed  
Building Materials and Associated  
Commercial Vehicles and Equipment  
and Unauthorised Operational  
Development Comprising of the  
Laying of an Area of Hardstanding  
and the Erection of Stands to Support  
Four Fuel Tanks.**

**RESOLVED** that:

1. The Borough Solicitor be authorised to pursue enforcement action to require:-
  - i) The cessation of the use of the land for the storage and distribution of reclaimed building materials and the removal of all such materials, equipment, including fork lift trucks and generators.
  - ii) The removal of vehicles associated with the use including trucks, lorries and vans and other non-agricultural or domestic vehicles from the land.
  - iii) The removal of the four fuel tanks, the demolition of the stands and removal of the tanks and all resultant demolition materials.
  - iv) The breaking up of the hard standing and removal from the land of all resultant material and debris.
  - v) The cessation of the use of the land for the storage of scrap metal and remove all such material from the land.
  - vi) The cessation of the use of the wooden barn building for domestic storage.
2. The suggested period for compliance is three months.
3. In the event of failure to comply with the requirements of the notice, the matter be allowed to proceed to legal action in the Courts as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

**CON26/98**

**Field (Known as School Field),  
Bracknell Road, Warfield.  
Unauthorised Laying of Hardcore to  
Form Parking and Turning Area.**

**RESOLVED** that no further action be taken in respect of the laying of hardcore at the entrance to the field to create an area of hardstanding.

**CON78/98**

**Various Locations in Sandhurst  
Display of Unlawful Estate Agent's  
Board Advertisements.**

**RESOLVED** that the Borough Solicitor, subject to being satisfied as to the evidence, be empowered to institute legal proceedings under the Town And Country Planning Act 1990 (as amended) against any person responsible for the display of the unlawful advertisements listed in the report.

**92. The Keep, Wildridings Road, Bracknell (Urgent Item)**

**CON/82/98**

**The Keep, Wildridings Road,  
Bracknell.  
Unauthorised Operational  
Development Comprising (i) The  
Installation of Illuminated Bollards, (ii)  
Extractor Flues and Associated Plant,  
(iii) Raising of Roof on Former Bottle  
Store, and (iv) Chimney on Roof of  
Two Storey Part of the Building.**

**RESOLVED** that:

- i) The content of the report be noted and
- ii) The applications that the site operator has undertaken to submit be determined before further consideration of the existing enforcement issues

**93. Report 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 623960, 623961, 623684, CON84/98, 624046, 624115, 624120, 624113, 623902, 624289, 624285, 624097, 624144, 624160, 624205, 624240 and 623858.

**South Hill Park Arts Centre, Ringmead, Bracknell**

**Application No. 623960**

**Extension to arts centre and alterations.**

**Application No. 623961**

**Listed building application for extension to arts centre and alterations.**

*Councillor Mrs Hayes declared a non-pecuniary interest in respect of this application and withdrew from the meeting. Councillor Ward declared a non pecuniary interest and did not speak or vote on this matter.*

**RESOLVED** that:

1. Application No. 623960 be approved 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 to control the timing of public performances in the new performance space in relation to those in the Wilde Theatre to ensure that adequate car parking is available at the South Hill Park Arts Centre and also subject to the following conditions:
  - (1) A2 Full permission - implementation
  - (2) B3 Plans as received - "drawing nos 165-RB 010, 011A, 012A, 013C, 014A, 015, 016C and 017A".
  - (3) C1 Protection of trees etc – "drawing no 165-RB 012A received 21 September 1998".
  - (4) C2 Protective fencing for trees etc (implementation) – "drawing no 165-RB 012A received 21 September 1998".
  - (5) C6 Details of hard and soft landscaping.
  - (6) C7 Implementation of approved landscaping scheme.
  - (7) E2 Samples of materials to be submitted.
  - (8) K1 Restriction of use of extension to a specific use within a use class – "The proposed extension shall be used for arts centre uses...Class D1".
  - (9) The development hereby permitted shall not be begun until details of access and facilities for disabled people, including ramps (and associated rails/balustrades) and types and dimensions of door widths and lobby openings, have been submitted to and approved in writing by the Local Planning Authority. Facilities shall comply with the Borough Council's design guide entitled "Designing for Accessibility" and be provided prior to the first use of the extension hereby permitted.
  - (10) The extension hereby approved shall not be brought into use until additional 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.
2. Application No. 623961 be approved subject to the following conditions:
  - (1) A3 Listed Building Consent
  - (2) B3 Plans as received - "drawing nos 165-RB 010, 011A, 012A, 013C, 014A, 015, 016C and 017A".
  - (3) LB22 Further detailed drawings - "Before the development hereby approved is begun...further drawings showing these elements: draught lobby in main entrance (including fixings), new door to kitchen, replacement door to Haversham Room, south elevation and

details of roof of link from house to new performance space, ramps and associated rails/balustrades...”

- (4) LB14 Brickwork samples - wall to north of new performance space.
- (5) No fireplace shall be demolished without the prior written approval of the Local Planning Authority.

**Application No. 623684**

**Winton Croft, Terrace Road South, Binfield.  
Outline application for the erection of 18 flats and formation of access following demolition of existing flats.**

**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.

**Moss End Farm, Maidenhead Road, Warfield.**

**Application no. 621638**

**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.**

**CON21/96**

**Storage of scaffolding.**

**CON84/98**

**Use of building 7 for steel fabrication and welding in breach of condition 1 of planning permission 620429 and section 106 agreement.**

**CON85/98**

**Failure to erect a boundary fence in breach of condition 1 of 617742.**

It was noted that a letter had been received from the agent acting for the applicant, confirming withdrawal of application 620429 and that the unauthorised use of building 7 for steel fabrication and welding had ceased and that the building had been vacated.

Notwithstanding the Officer's recommendation for refusal, the Sub Committee was minded to approve the applications given that:

- Ridell Woodworking had been in operation for 15 years. In this time no complaints had been received about the use of the premises. A restricted permission would enable a small local firm to continue in business.
- Pavilion Pine had been running for sometime and no complaints had been received about the use of the premises. The impact on the Green Belt would not be severe the premises would revert to garden centre use if consent was refused.

A short-term permission for three years would enable a small business to stabilise before moving to a more appropriate retail location.

**RESOLVED** that:

- (i) the Borough Solicitor be authorised to commence legal proceedings in the Courts to restrain a breach of the clauses of the Section 106 Agreements and of planning control, in particular storage of scaffolding on agricultural land, following a written warning to the landowner and the occupiers of the land advising them such action will be pursued should any of the breaches of the Section 106 Agreement still be occurring at the end of a period of six months.
- (ii) a Breach of Condition Notice be issued to require the erection of a fence in compliance with condition 1 of 617742 which states:

“Within 13 months of the date of the planning permission (11 January 1994):

  - (i) buildings 10, 13 and 14 shall be demolished and the site cleared, and
  - (ii) a 2 metre high chain link fence shall be erected and thereafter permanently maintained around the garden centre boundary as indicated on plan A/107F received 17 January 1992.”
- (iii) subject to the applicant entering into a supplementary Section 106 Agreement whereby:
  - (a) The buildings referred to in John Andrews Associates letter dated 1 December 1998, paragraph two, will be demolished within three months, and the sites thereof being cleared of all rubble and hardsurfaces, and thereafter landscaped in accordance with a scheme to be approved by the Local Planning Authority; such landscaping to be maintained for not less than 5 years thereafter; and
  - (b) The use of building 11 for purposes of woodworking and joinery will cease immediately when both John Ridell and Alan Ridell have ceased to be in full time employment on the site or on 31 December 2017 or on Alan Ridell’s 65<sup>th</sup> Birthday, whichever is sooner; and the company/partnership shall thereupon vacate the site;
  - (c) The use of building 5 by Pavilion Pine will cease on or before 17 December 2002, and the company shall thereupon vacate the site;
  - (d) In consideration of (a), (b) and (c) above, the Council will agree to waive the terms of existing Section 106 Agreement (and supplementary agreement) so far as to enable the continued occupation of buildings 5 and 11 in accordance with planning applications 621638 and 621639, (and in accordance with such conditions as are listed hereunder);
- A the application No. 621639 be **approved**, subject to the following conditions:
  - (1) This permission shall endure for the benefit of John Ridell and Alan Ridell only trading as A J Ridell Woodworking and the use shall be limited to woodworking and joinery in accordance with the letter dated 28 October 1998 from John Andrews

Associates. The use shall cease immediately upon the earliest of the following events:

- a) When both John Ridell and Alan Ridell have ceased to be in full time employment on the site; or
- b) Upon Alan Ridell attaining 65 years of age; or
- c) On the 31 December 2017; and thereafter the only permitted use of the building will be for the authorised purposes of Moss End Garden Centre.

- (2) No woodworking or joinery, or storage of materials and products associated therewith, shall take place other than within the area shown edged red on drawing No. 2496/3 submitted by Izod Design on 9 May 1996.

B the application No. 621638 be **approved**, subject to the following conditions:

- (1) The use hereby permitted shall be carried out only by the company known as Pavilion Pine, proprietor Mr R Greatrix and shall be limited to the sale of pine furniture as set out in the letter dated 28 October 1998 from John Andrews Associates.
- (2) On or before 17 December 2002, the use of the building in accordance with condition (1) above, shall cease and items of pine furniture and associated products and materials shall be removed from the site and thereafter the only permitted use of the building will be for the authorised purposes of Moss End Garden Centre.
- (3) The storage, display and sale of pine furniture shall not be permitted to take place other than within the area shown edged red on drawing No. 2496/1.Rev.A submitted by Izod Design on 9 May 1996.

**Application No. 624041**

**Former Honeywell Building, Charles Square, Bracknell.  
Change of use from offices (class b1) to hotel (class c1).**

**RESOLVED** that, subject to the application not being called in by the Government Office for the South East, the application be **approved** subject to the following conditions:

- (1) A2 Full permission - implementation
- (2) B3 Plans as received:  
Site plans 882-suop1-3; 882-suop1-4; 882-suop1-5; 882-suop1-6;  
882-suop1-7; 882-suop1-8
- (3) There shall be a maximum of 125 bedrooms provided within the building and 5% of the rooms provided shall be designed to serve the needs of people with disabilities as detailed in diagram 13 of Part M of the Building Regulations.

- (4) Before the development hereby permitted is commenced, a scheme indicating the provision to be made for disabled people to gain access to the building shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

**Application No. 624046**

**Land Rear Of Minoru And The Bungalow, Forest Road, Binfield.  
Outline application for the erection of 6 detached houses and garages following demolition of the bungalow and Minoru.**

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

**Application No. 624115**

**Nutcroft, Priory Lane, Warfield.  
Erection of six no. Five bedroomed detached houses and garages accessed from Priory Lane (existing house and garage to be retained).**

It was noted that two letters of objection and one of observation 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 a planning obligation relating to:

- (a) Highway contribution
- (b) Affordable housing contribution
- (c) Open space contribution
- (d) Community and educational contribution
- (e) Land fill gas remediation and protection measures including future maintenance and monitoring.

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

- 1. A2 Full permission
- 2. B3 Drawing No's 9125/01 B, 9125/02A,03A,04A,05A, 06A, 09A, and 10A & 9125/11,12,13,14 and 15
- 3. C3 Details of tree protection
- 4. C4 Protective fencing
- 5. C5 Replacement of damaged vegetation



6. C7 Implementation of approved landscaping scheme
7. C13 Underground service details (Insert "Condition 1")
8. Notwithstanding the provisions of Article 3 and schedule 2 Part 2nd 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, gate, hedge or other means of enclosure shall be erected or planted forward of the front wall of the dwellings hereby permitted; or between dwellings and any adjacent highway, driveway, footpath or car parking space; or within 4 metres of the top of the bank of the stream that runs along the east and south boundaries of the site identified on plan (to be specified) except such as may be provided for in the approved landscaping scheme, without the prior written approval of the Local Planning Authority.
9. D6 Restriction on house extensions. Insert after dwelling house "on plots 3 and 4 identified on drawing no 9125/01B shall be constructed and no building shall be constructed within the curtilage of the dwelling houses on plots 3 and 4 where any part of the extension or curtilage building would be within 4 metres of the top of the western bank of the watercourse identified on plan (to be specified)". Delete "shall be constructed".
13. W2 Site organisation.
14. HA4 Access constructed before development commences
15. HA10 Access closure with reinstatement
16. HA16 Roads to be provided
17. HA20 Visibility splays before occupation
18. HA25 Vehicle parking and turning
19. HA30 Garages retained for vehicle parking
20. No storage of solid matter or materials shall take place within 10 metres of the banks of the watercourse on the east and south boundaries of the site.
21. Before the development is begun a scheme shall be submitted to and approved in writing by the Local Planning Authority to search for Great Crested Newts in those parts of the site located within 10 metres of the location for the interceptor trench. The scheme shall include measures to protect any newts that are found. The development shall be carried out in accordance with the approved scheme.
22. Before the development is begun, a soil survey shall be undertaken at such points and at such depth as the Local Planning Authority may stipulate and shall include those locations where house gardens are within 20 metres of the filled areas. A decontamination scheme shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented prior to the occupation of any dwelling.

23. C6 - Details of hard and soft landscaping.
24. E3 - Details of materials to be submitted.
25. G1 - Levels/Finished floor level.
26. D4 - insert bathroom window & insert plot 4.
27. C9 - Details of walls and fences.

**Application No. 624120**

**Land Adjacent To 42 Grampian Road,  
Sandhurst.  
Change of use from incidental open  
space to private garden.**

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

**RESOLVED** that subject to the **prior completion of a legal agreement under section 106** of the Town and Country Planning Act 1990 (as amended) to secure a planning obligation relating to the provision of a footpath between Grampian Road and Sandy Lane, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:-

1. A2 - Full permission - implementation.
2. C9 - Details of fencing.

**Application No. 624113**

**Land Adjoining 36 Coombe Pine,  
Bracknell.  
Erection of 1 no. Three bedroomed  
terrace house.**

A site visit had been held in respect of this application on Saturday 12 December 1998 which had been attended by Councillors Adams, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Mrs Hirst, Jones, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Veakins, Ward and Wheaton.

**RESOLVED** that the Borough Planning Officer be authorised to approve the application subject to revised plans showing adequate parking facilities for both the existing and proposed dwellings being submitted, and subject to appropriate conditions.

**Application No. 624139**

**Grove Farm Riding Centre, Maize  
Lane, Warfield.  
Extension to existing menage.**

A site visit had been held in respect of this application on Saturday 12 December 1998 which had been attended by Councillors Adams, Mrs Ballin, Mrs Doyle,

Fawcett, Flood, Mrs Hayes, Mrs Hirst, Jones, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Veakins, Ward, Wheaton and Worrall.

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

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

- (1) A2 Full permission - implementation.
- (2) The extension to the menage hereby approved shall not be used until a scheme depicting an area of landscaping on the east side of the development has been submitted to and approved in writing by the Local Planning Authority.
- (3) Following compliance with condition 2 of this permission the landscaping scheme shall be implemented within one year of the date of the approval of the landscaping scheme. Any trees or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority give written consent to any variation.
- (4) No illumination shall be provided to the development hereby permitted without the prior written approval of the Local Planning Authority.

**Application No. 623833**

**Euro Tech Centre And Land To The West, London Road, Bracknell.  
Section 73 application to allow time limit for submission of reserved matters applications for and commencement of redevelopment of Bullbrook building and the former smiths premises for storage/ office/ laboratory premises and associated development to be extended for a further 3 years without compliance with conditions 2 and 3 of outline planning permission 619314.**

**RESOLVED** that subject to the **prior completion of a legal agreement under s106** of the Town and Country Planning Act 1990 to secure a planning obligation relating to a financial contribution to transportation measures in the area and the dedication of a strip of land fronting London Road for the construction of a cycleway, the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:-

- (1) A1 Outline permission - delete means of access
- (2) A1(A) Outline permission - delete means of access
- (3) A1(B) Application for approval of reserved matters "before 31 December 2001"

- (4) A1(C) Outline permission - implementation - "before 31 December 2003, or before expiration of two years from the date of the last of the reserved matters to be approved..."
- (5) B3 Plans as received - Location plan (drawing 9304/017) and alterations to access (9304/012).
- (6) J2 Foul and surface water drainage
- (7) C7 Implementation of approved landscaping scheme.
- (8) HA5 Access constructed before occupation (approved drawing)
- (9) HA26 Vehicle parking and turning spaces (details to be approved)
- (10) No buildings shall be occupied until the vehicle turning circle in Brants Bridge has been approved in accordance with a scheme to be submitted to and approved by the Local Planning Authority.

**Application No. 623902**

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

It was noted that there were six letters of objection originally received however, the original neighbour notification letters for this application contained an inaccurate description which stated that the proposal was for a two metre high fence to the existing boundary. One letter indicating no objection was also received. The original neighbours who were informed have been re-notified. Following deferment of the application at the September meeting, and the submission of revised landscaping proposals, five further letters of objection were received.

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

1. The proposed fence would, by reason of its appearance, have a hardening impact on the street scene, resulting in an unacceptable intrusion on visual amenity, contrary to policy EN1 of the Berkshire Structure Plan 1991 – 2006 and H12 of the Deposit Draft Bracknell Forest Borough Local Plan, incorporating Further Proposed Changes.
2. The proposed landscaping of the fence may result in the growth of sizeable shrubs, inhibiting the visibility of road users, thereby resulting in the reduction of traffic safety standards contrary to policy H12 of the Deposit Draft Bracknell Forest Borough Local Plan, incorporating Further Proposed Changes.

**Application No. 624193**

**Central Vehicle Workshop Site,  
Doncastle Road, Bracknell.  
Section 73 application to allow time  
limit for submission of reserved  
matters applications and  
commencement of redevelopment of  
site for 5962 sq m offices to be  
extended for a further 3 years without  
compliance with conditions 2 and 3 of  
outline planning permission 618903.**

**RESOLVED** that the subject to the **prior completion of a legal agreement under s106** of the Town and Country Planning Act 1990 to secure a planning obligation relating to the provision of a financial contribution to transportation measures in the area the Borough Planning Officer be authorised to **approve** the application subject to the following conditions:-

- (1) A1 Outline permission - delete siting and means of access
- (2) A1(A) Outline permission - delete siting and means of access
- (3) A1(B) Application for approval of reserved matters "before 20 February 2002"
- (4) A1(C) Outline permission - implementation - "before 20 February 2004, or before expiration of two years from the date of the last of the reserved matters to be approved..."
- (5) B3 Plans as received - S94/582/01 Rev B
- (6) C7 Implementation of approved landscaping scheme.
- (7) J2 Foul and surface water drainage
- (8) HA5 Access constructed before occupation (approved drawing)
- (9) HA25 Vehicle parking and turning spaces (approved drawing)
- (10) HA27 Provision of parking spaces (approved drawing)

**Application No. 624154**

**72 Chesterblade Lane, Winkfield.  
Erection of part two storey and part  
single storey rear extension.**

The comments of the Parish Council had been noted.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - drawing no.R/691 received 30 September 1998.
- (3) E1 Materials to match existing building.

- (4) D3 House extensions -restrictions on additional window/door openings.  
(Insert "north").

**Application No. 624289**

**Beechers Restaurant (Formerly Known as The Jolly Farmer Ph), Howe Lane, Binfield.  
Retrospective application for erection of marquee for temporary period of three months.**

**RESOLVED** that:

- (i) the application be **refused** for the following reasons:
- (1) The development constitutes inappropriate development in the Green Belt which through its scale form and impact is harmful to the open, rural and undeveloped character of the area, contrary to policy 1 of the Green Belt Local Plan for Berkshire, policy C4 of the Berkshire Structure Plan and policy GB1 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating Further Proposed Changes.
  - (2) The proposal does not comply with the Local Planning Authorities standards in respect of parking and this could result in on street parking and reversing movement onto Howe Lane, adversely affecting road safety and the free flow of traffic.
  - (3) The proposed development would result in the increased use of an access where visibility is substandard, adversely affecting road safety and the flow of traffic.
- (ii) the Borough Solicitor be authorised to take enforcement action against the unauthorised erection of a marquee to require the following:
- (i) the removal of the marquee from the land affected;
  - (ii) the removal from the land of all materials tools and equipment used in connection with the marquee;

With a period for compliance of 7 days; and that in the event of failure to comply with the notice, the matter be allowed to proceed to legal action as is deemed appropriate by the Borough Solicitor and Borough Planning Officer.

**Application No. 624183**

**25 Qualitas, Bracknell.  
Retrospective section 73 application to allow the installation of clear glass window to study on rear elevation without compliance with condition 4 of planning permission 621590. Retention of 2.4 metre maximum height fence.**

It was noted that one letter 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 approval 621590 which conditions shall remain in full force and effect insofar as they are expressly varied by this approved.
- (2) B3 Plans as received 28 August 1998 and 16 November 1998.

**Application No. 624285**

**Tesco, Martins Heron, Winkfield.  
Section 73 application to allow store to open between 10.00 and 16.00 on the Sunday preceding Christmas each year without compliance with condition 13 of planning permission 610811.**

It was noted that letters of objection had been received.

**RESOLVED** that:

- i) the application be **approved** subject to the conditions imposed on planning permission 610811 and the following substitute condition 13:
  - (13) The opening hours of the store shall be limited to 9.00am to 8.00pm Monday to Thursday and Saturday, 9.00am to 9.00pm Friday and not at all on Sundays other than between 10.00am and 4.00pm on the Sunday immediately preceding 25 December each year.
- ii) The Borough Planning Officer be instructed to raise with the applicant the question of delivery hours.

**Application No. 624053**

**Land At Warfield Road, Warfield.  
Continued display of 8 no. Non-illuminated free-standing signs and 8 no. Flags on 7.5m high poles for a temporary period.**

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

**RESOLVED** that the application be **Refused** the following reason:

The continued display of this signage results in an excessive amount of advertising material being displayed at the site to the detriment of the visual amenities and character of the area. It is therefore contrary to Policy EN6 of the North Bracknell Local Plan and Policy EN25 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating further proposed changes.

**Application No. 623995**

**43 Mare Lane, Binfield.  
Retention of mobile home for storage purposes for temporary period.**

The comments from the Royal Borough of Windsor and Maidenhead were noted.

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

- (1) The mobile home hereby permitted shall be removed from the land at or before the expiration of the period ending 17 June 1999 or on completion of the detached double garage approved by the Royal Borough of Windsor and Maidenhead under reference 98/32767 whichever is the sooner.
- (2) All gas, sewage and water services connected to the mobile home shall be disconnected within one month of the date of this permission and shall thereafter remain disconnected.

**Application No. 624097**

**Longville Manor, Nine Mile Road,  
Crowthorne.**

**Erection of detached building  
providing 5 stables, 2 foaling boxes  
and haystore following demolition of  
piggeries.**

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) HA21 Visibility Splays Before Development - "2.5m by 215m".
- (4) The stable block hereby permitted shall not be erected until a scheme for the management and disposal of manure has been submitted to and approved by the Local Planning Authority.

**Application No. 624004**

**4 King Edwards Rise, Winkfield.**

**Erection of single storey front and  
first floor side extension.**

It was noted that two objections had been received for this application.

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as received - Drawing nos. BS/7F and BS/20A
- (3) E1 Materials to match existing building
- (4) D3 House extensions - restrictions on additional windows facing No. 5 Lavender Row
- (5) HA30 Garage retained for vehicle parking.



**Application No. 624144**

**Land North of Novello House and opposite White Gables, Ryehurst Lane, Binfield.**

**Change of use of land for the keeping of horses and the erection of stable block, tack room, hay store and two field shelters.**

It was noted that a letter of comment had been received and the objection from the Environment Agency had been withdrawn. The comments from Binfield Parish Council were also noted.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received.
- (3) E3 Details of materials to be submitted.
- (4) No part of the land or buildings shall be used for liveried horses or for any type of commercial activity.
- (5) To prevent pollution of the water environment and to protect residential amenity.
- (6) HA15 Surfacing of access.  
Delete "No dwelling/building shall be occupied" and insert "The stables hereby approved shall not be erected".  
Insert: "2.5 metres".
- (7) HA24 Vehicle parking in accordance with approved plan.  
Delete "No dwelling/building shall be occupied" and insert "The stables hereby approved shall not be erected".

**Application No. 624138**

**Ty Coed, Forest Road, Winkfield.  
Erection of first floor side extension  
(amendment to planning permission  
623474).**

It was noted that one 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 no.02c received 28 September 1998
- (3) E1 Materials to match existing building
- (4) D3 House extensions - restrictions on additional windows facing Andover Forest Road

- (5) HA24 Vehicle parking in accordance with approved plans  
The extension shall not be occupied.....
- (6) HA30 Garage retained for vehicle parking

**Application No. 624216**

**27 Ketcher Green, Binfield.  
Raising of roof to provide living  
accommodation in roofspace.**

The comments from Binfield Parish Council were noted and two 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: 1247/03 received on 21/10/98.
- (3) E1 Materials to match existing building.

**Application No. 624160**

**13 Arden Close, Bracknell.  
Erection of two storey rear extension,  
formation of new roof over link to  
garage and single storey rear  
extension to garage.**

**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. 624245**

**8 Segsbury Grove, Bracknell.  
Retrospective change of use of open  
space to private garden and retention  
of 0.77m high fence.**

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

- (1) The change of use hereby permitted shall be carried out only by Mr and Mrs Leader and shall be for a limited period of 5 years from the date of this permission , or the period during which the property is occupied by Mr and Mrs Leader, whichever is the shorter.
- (2) When the property ceases to be occupied by Mr and Mrs Leader or at the end of 5 years, whichever shall first occur, the use hereby permitted shall cease and the 0.77 metre high wooden picket fence hereby permitted shall be removed.
- (3) No other fence or other means of enclosure shall be erected or planted on the site other than the 0.77 metre high fence as shown in the site plan and drawing of the fence date stamped 3 November 1998 and hereby approved, or as otherwise agreed in writing with the Local Planning Authority.

**Application No. 624205**

**1 Woodland Crescent, Bracknell.  
Erection of single storey side  
extension forming double garage.**

**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. 624240**

**40 Prince Andrew Way, Winkfield.  
Erection of two storey side extension.**

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

- (1) A2 Full permission - implementation.
- (2) B1 Plans as amended: Nos.1577.1A, 1577.2A received 23/11/98.
- (3) E1 Materials to match existing building.
- (4) D3 House extensions - restrictions on additional window/door openings.  
Insert: north east.
- (5) HA5 - Access constructed before occupation (approved drawing).  
Amend condition: delete "constructed" and substitute "widened".
- (6) HA24 - Vehicle parking in accordance with approved plan.
- (7) HA30 - Garage retained for vehicle parking.

**Application No. 624161**

**40 Makepiece Road, Priestwood,  
Bracknell.  
Erection of single storey front  
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 "drawing No AH/E/2718"
- (3) E1 Materials to match existing building

**Application No. 624215**

**Primrose Cottage, Sunninghill Road,  
Winkfield.  
Erection of two storey side extension  
following demolition of existing  
detached garage.**

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) B3 Plans as received: Drawing no. 98/0922.
- (3) E1 Materials to match existing building.
- (4) D3 House extensions - restrictions on additional window/door openings.  
Insert: east.

94. **Miscellaneous Items (Item 4)**

**Application No. 623504**

**Carriageways, Warfield Park,  
Warfield.**

**Outline application for the erection of  
a house and bungalow and 2 no.  
Garages following the demolition of  
the existing dwelling.**

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

The proposal is contrary to policies LD5, LD6 of the Berkshire Structure Plan, 1991 - 2006, Policies M5, SC1, of the Deposit Draft Bracknell Forest Borough Local Plan incorporating Further Proposed Changes in that it fails to include measures to provide for the highways measures made necessary by the proposed development, to the detriment of the needs and proper planning of the area.

**Application No. 623858**

**3 Wythemedede, Binfield.**

**Erection of two storey rear extension.  
Amendment to approved plans.**

**RESOLVED** that drawing Nos. 1734/SP/1B and 1734 TP/2B0 be **approved** as amendments to the originally approved plans.

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

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

**RESOLVED** that the report be noted.

96. **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.

**RESOLVED** that the report be noted.

97. **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.

98. **Land at Linden Lea (Item 8)**

**Application No. 623190**

**Land At Linden Lea, Bagshot Road,  
Bracknell.  
Section 106 unilateral undertaking.**

The Borough Planning Officer submitted a report regarding the Unilateral Undertaking which has been prepared for the appeal hearing on application 623190.

**RESOLVED** that the report be noted.

99. **Exclusion of Public and Press**

**RESOLVED** that pursuant to Section 100A of the Local Government Act 1972, members of the public and press be excluded from the meeting for the consideration of Item 9 which would involve the likely disclosure of exempt information under the following category of Schedule 12A of that Act:

(9) Information relating to proposed terms for a contract (Item 9)

100. **Land at the Rear of 51, 53 and 55 High Street, Crowthorne – Planning Application 621972**

The Sub Committee considered a report regarding the revised legal framework proposed in respect of planning application 621972

**RESOLVED** that the Borough Planning Officer be authorised to approve application 621972 subject to the completion of option and Section 106 Agreements as set out in Section 4 of the report.

The meeting commenced at 7.30pm and concluded at 10.35pm

**CHAIRMAN**