

**PLANNING CONTROL SUB COMMITTEE**

**14 JANUARY 1999**

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

Apologies for absence:  
Councillors Birch and Mrs Hirst

99. **Substitute Members**

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

Councillor Beadsley for Councillor Mrs Hirst  
Councillor Mrs Sutcliffe for Councillor Birch

100. **Minutes**

**RESOLVED** that, subject to the list of those present being amended to include Councillor Simonds, the minutes of the Sub Committee held on 17 December 1998 be confirmed as a correct record and signed by the Chairman.

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

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

**RESOLVED** that the report be noted.

102. **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.

103. **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:

623684, 624046, 624304, 624271, 623963, 624295, 624065, 624293, 624319, 624118, 624286, 624282 and 624276.

**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.**

Councillor Fawcett declared a pecuniary interest in respect of this application and withdrew from the meeting during consideration of this item.

A site visit had been held in respect of this application on Saturday 9 January 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Mills, Ryan, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Ward and Wheaton.

It was noted that letters of objection in addition to comments from Binfield Parish Council had been received both on the original plans and the amended ones.

**RESOLVED** that consideration of this application be **deferred** to enable further discussions to be held with the applicant concerning the scale and height of the proposed development.

**Application No. 624284**

**Bracknell College Annex, Binfield Road, Bracknell.**

**Outline application for residential development with new vehicular access on to Binfield Road following demolition of existing buildings.**

It was noted that letters objecting to or commenting on the application had been received in addition to the comments of Bracknell Town Council.

**RESOLVED** that,

- i) 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) contribution to transportation measures
  - b) affordable housing contribution
  - c) open space contribution
  - d) community and educational contribution

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

- (1) A1 Outline planning permission - delete means of access.
- (2) A1(A) Details of reserved matters (delete means of access).
- (3) A1(B) Time limits for submission.
- (4) A1(C) Time limits for implementation.
- (5) B3 Plans as received - Site plan date-stamped 17 November 1998.
- (6) C3 Details of tree protection.
- (7) C4 Protective fencing.
- (8) C7 Implementation of approved landscaping scheme.
- (9) C18 Site survey - outline planning permission.
- (10) G1 Levels/finished floor level.
- (11) W2 Site organisation (building operations).
- (12) HA1 Layout and design standards.
- (13) HA3 Access constructed before development (approved drawing).
- (14) HA10 Access closure with reinstatement.
- (15) HA21 Visibility splays before development - 4.5m x 90.0m.
- (16) There shall be no direct vehicular access from the site to Fairfax.
- (17) P3 Accessible housing.

- ii) the Borough Planning Officer be instructed to prepare a Development Brief for the site for the future consideration of the Planning and Transportation Committee

**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.**

A site visit had been held in respect of this application on Saturday 9 January 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Mills, Ryan, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Ward and Wheaton.

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

**RESOLVED** that consideration of this application be **deferred** to enable discussions to be held with the applicant on the possibility of reducing the number of houses to be provided on this site.

**Application No. 624304**

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

**Erection of a single storey front  
extension forming customer  
entrance.**

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. 263/A/401A.
- (3) E1 Materials to match existing building.

**Application No. 624271**

**Bracknell Sports and Leisure  
Centre, Bagshot Road, Bracknell.**

**Installation of 12 no. floodlights on 6  
no. 15m high columns to replace  
existing floodlights (on 16m high  
columns) on all weather pitch  
(Application under Regulation 3).**

It was noted that letters commenting on the application 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 842/564.
- (3) Before the floodlights hereby approved are first used, they shall be mounted in a way which will minimise light spillage beyond the playing surface in accordance with a scheme previously approved in writing by the Local Planning Authority. They shall thereafter be operated in accordance with the approved scheme.
- (4) U1 Hours of illumination - insert (1) 6 no. lighting columns, insert (2) after 22:00 hours, insert (3) 15:30 hours.

**Application No. 623963**

**Land between 69 Upper Broadmoor  
Road and 1 White City, Crowthorne.  
Erection of one detached bungalow  
and creation of new access for use as  
a care home.**

A site visit had been held in respect of this application on Saturday 9 January 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Mrs

Hayes, Jones, Mills, Ryan, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Ward and Wheaton.

It was noted that a petition and 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) B1 Plans as amended.  
Insert "9813:06 and 9813:07 received 2 December 1998 and amended site plan received 11 December 1998".
- (3) E3 Details of materials to be submitted.
- (4) The windows facing 69 Upper Broadmoor Road shall be permanently glazed with obscure glass.
- (5) W2 Site organisation (building operations) (a), (b) and (c).
- (6) HA3 Access constructed before development (approved drawing).
- (7) HA20 Visibility splays before occupation.
- (8) HA25 Vehicle parking and turning spaces (approved drawing).
- (9) The bungalow hereby approved shall only be used as a dwellinghouse in accordance with Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

**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.**

A site visit had been held in respect of this application on Saturday 9 January 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Mrs Hayes, Jones, Ryan, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Ward and Wheaton.

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

Notwithstanding the Officer's recommendation for approval, the Sub Committee

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

the proposal represents an unneighbourly form of development by reason of its overbearing impact on No. 34 Lily Hill Road and its garden.

**Application No. 624295**

**Land at Broadway House Shopping Parade, Yorktown Road, Sandhurst. Construction of 7 no. new car parking spaces to front of nos.74-78 Yorktown Road and replacement of wall to front of existing car parking with metal post and rail fence (1.1m high) on top of low wall (Application under Regulation 3).**

It was noted that a letter of objection had been received in addition to the comments of the Sandhurst Town Council.

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – Insert – Drg no. 4297/11A date stamped 13.1.99.
- (3) E2 Samples of materials to be submitted.

**Application No. 624065**

**Ranelagh School, Ranelagh Drive, Bracknell.  
Erection of class room block to replace existing prefabricated classrooms, extension to music room and extension to Scott Building to form office.**

Councillor Mrs Doyle declared a non-pecuniary interest in respect of this application and withdrew from the meeting during its consideration.

**COUNCILLOR SARGEANT IN THE CHAIR**

It was noted that letters of objection had been received.

**RESOLVED** that the application be **approved** subject to the inclusion of an informative regarding noise pollution from the building works and the following conditions:-.

- (1) A2 Full permission - implementation.
- (2) B1 Plans as amended insert “ 9679/33, 9679/28 and 9679/400 received 28 August 1998, 9679/35 received 26/11/98 and amended plan showing location of classroom block received 30/10/98”.
- (3) E2 Samples of materials to be submitted.
- (4) The development hereby approved shall not be begun until a scheme for the screening of the new classroom block has been approved by the Local Planning Authority. The approved scheme shall be carried out prior to the first occupation of the new classroom block and shall thereafter be permanently retained. Any vegetation that dies or becomes seriously damaged or diseased shall be replaced in the next planting season with

others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

- (5) J2 Foul and surface water drainage.

**COUNCILLOR MRS DOYLE IN THE CHAIR**

**Application No. 624205**

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

A site visit had been held in respect of this application on Saturday 9 January 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Mrs Hayes, Jones, Ryan, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Ward and Wheaton.

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

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

- (1) A2 Full permission – implementation.
- (2) B3 98/248/1B and 98/248/2A received 16 November 1998.
- (3) E1 Materials to match existing building.
- (4) C6 Details of hard and soft landscaping.
- (5) C7 Implementation of approved landscaping scheme.

**Application No. 624293**

**Safeway Foodstore, Yorktown Road,  
Sandhurst.  
Section 73 application to allow  
goods deliveries to the store  
between 07.00 and 19.30 hours  
Mondays to Fridays, between 07.30  
and 19.30 hours on Saturdays and  
between 09.30 and 11.30 hours on  
Sundays without compliance with  
Condition 7 of Planning Permission  
608527.**

The comments of Sandhurst Town Council were noted.

**RESOLVED** that the application be **approved** subject to the conditions imposed on planning permission 608527 and the following substitute Condition 7.

- (7) No deliveries shall be taken at or despatched from the site outside the hours of 07.00 and 19.30 Monday to Friday (not Bank Holidays), 07.30 and 19.30 hours on Saturdays and Bank Holidays and between 09.30 and 11.30 hours on Sundays.

**Application No. 624319**

**Eclipse House, Terrace Road South,  
Binfield.**

**Erection of two storey extension to  
existing offices and alterations to  
car park and access following  
demolition of existing single storey  
outbuildings and garage.**

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:  
Drawing nos. D436 - 04A, D436 - 05A.
- (3) E2 Samples of materials to be submitted.
- (4) C6 Details of hard and soft landscaping.
- (5) C7 Implementation of approved landscaping scheme.  
(Delete "seeding and turfing" in first line).
- (6) C9 Details of walls and fencing.
- (7) C12 Details of surfacing - Insert 'car park'.
- (8) The windows on the east elevation shall be obscure glazed.
- (9) L1 On site refuse storage.
- (10) W2 Site organisation (building operations). [(a), (b) and (c)].
- (11) HA5 Access constructed before occupation.
- (12) HA10 Access closure with reinstatement.
- (13) HA20 Visibility splays before occupation.
- (14) HA25 Vehicle parking and turning spaces (approved drawing).

**Application No. 624252**

**104 Yorktown Road, Sandhurst  
Retrospective change of use of  
ground floor from office (Class B1)  
to retail (Class A1).**

It was noted that a letter of objection had been received in addition to the comments of Sandhurst Town Council.

Notwithstanding the Officer's recommendation for approval, the Sub Committee

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



the application details and particulars have failed to demonstrate adequate parking arrangements for the site and as such the proposal is considered to be contrary to Policy S1 of the Sandhurst/Crowthorne Local Plan and Policy E7 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

**Application No. 624118**

**Land adjacent to 94 New Road,  
Winkfield.  
Erection of a four-bedroom  
detached house.**

It was noted that one letter commenting on the application had been received in addition to the comments of Winkfield and Sunninghill Parish Councils.

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

- (1) A2 Full permissions - implementation.
- (2) B3 Plans as received.
- (3) There shall be a minimum gap of 0.9 metres between the south facing walls of the dwelling hereby approved and the adjacent boundary of no. 6 New Road, as shown on the plans hereby approved.
- (4) E3 Details of materials to be submitted.
- (5) Prior to the commencement of works on site a 1.2 metre high chain link or chestnut paling fence supported on a metal scaffold framework, constructed in accordance with figure 4, section 8 of the British Standard 5837, 1991 shall be erected around the trees indicated for retention on the plan received on 2 December and this fencing shall be retained during the course of construction to protect the trees from damage, including root damage.
- (6) C9 Details of walls and fences.
- (7) Details of the surfacing materials to be used for the vehicle parking and turning area shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work and the vehicle parking and turning areas shall be surfaced in accordance with the approved scheme before the dwelling hereby approved is occupied.
- (8) The development hereby permitted shall not be begun until details of access to the building entrances, including ramped/level approaches to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. The facilities should comply with BS 5810 and be provided prior to the occupation of the development.
- (9) D6 Restrictions on house extensions.
- (10) HA3 Access to be constructed before development commences.
- (11) HA20 Visibility splays.
- (12) HA25 Vehicle parking and turning spaces.

(13) HA30 Garage retained for vehicle parking.

**Application No. 624286**

**Bracknell Boys Club, Calfridus Way,  
Bracknell.  
Erection of single storey front  
extension.**

It was noted that a letter had been received commenting on the proposals in addition to the comments of the Police Architectural Liaison Officer.

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – Drawing nos. 4722:98:2C and 3C and letter from the applicants reference RGB/4722-8 dated 23 December 1998.
- (3) E1 Materials to match existing building.
- (4) Notwithstanding the drawings submitted with the application, details of the external ramp and the accompanying handrail(s) shall be submitted to and approved by the Local Planning Authority before development works commence and the approved works shall be completed before the extension is occupied.

**Application No. 624121**

**128 Harmans Water Road, Bracknell.  
Construction of vehicular access on  
to Harmans Water Road.**

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

**Application No. 624282**

**2 Ramsbury Close, Bracknell.  
Change of use from open space to  
private garden and erection of 1.8m  
high close boarded fence to  
minimum 1m from footpath.**

It was noted that letters of objection had been received in addition to the comments of Bracknell Town Council and the Police Architectural Liaison Officer.

Notwithstanding the Borough Planning Officer's recommendation for approval, the Sub Committee

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

- (1) By reason of the prominent position and visual impact of the proposed fence and the enclosure of the existing open land, the proposed development would detract unacceptably from the character and visual amenity of Ramsbury Close. As such the proposal would be contrary to Policies EN21

and H12 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

- (2) The enclosure of the existing open area and the consequent loss of outlook from neighbouring properties in Ramsbury Close and Eddington Road would result in an unacceptable loss of natural surveillance to the detriment of community safety. As such the proposal would be contrary to Policy EN23 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

**Application No. 624276**

**27 Southwold, Bracknell.  
Change of use of public open space  
to private garden by erection of 2m  
high wooden fence.**

The comments of Bracknell 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 – date stamped 13 November 1998.
- (3) The fence shall match the design and finish of the existing fence.

104 **Miscellaneous Items (Item 4)**

The supplementary report of the Borough Planning Officer referred to in minute 103 also contained additional information relating to application 620232.

**Application No. 620232**

**Thomas Lawrence Brickworks site  
and Nutcroft, Priory Lane, Warfield.  
Proposed revisions to terms of  
S.106 Agreement and suggested  
conditions.**

**RESOLVED** that the following planning conditions be added to planning permission 620232:

- (27) the development hereby approved shall not be begun on the Nutcroft land, shown edged red on Plan A attached to this grant of planning permission, until a scheme to deal with contamination (including landfill gas) on the Nutcroft Land has been submitted to and approved in writing by the Local Planning Authority.
- (28) the above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public, to buildings on adjoining land and to the environment. The scheme shall also include details of the phasing of any remedial measures and on-going monitoring.

- (29) the scheme to deal with contamination of the Nutcroft land shall be carried out in full in accordance with the scheme approved to condition ....(as per the final permission).

**Application No. 622531**

**Owlsmoor Scout Hut, Owlsmoor Primary School, Cambridge Road, Sandhurst.**

**Proposed landscaping and additional access gate to Oxford Road**

**RESOLVED** that

- (i) the landscaping proposals submitted in pursuance of condition 5 of planning permission 622531 be **refused**.
- (ii) the proposed additional access gate to Oxford Road be **noted**.

105. **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.

106. **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.

107. **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 7.30pm and concluded at 10.30pm

**CHAIRMAN**