

PLANNING CONTROL SUB COMMITTEE

18 FEBRUARY 1999

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

Also present: Councillors Egan, Grayson, McCormack and Mills

Apologies for absence:
Councillors Birch, Mrs Hirst, Simonds and Ward

111. Substitute Members

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

Councillor Beadsley for Councillor Mrs Hirst
Councillor Harrison for Councillor Simonds
Councillor Mrs Sutcliffe for Councillor Birch

112. Minutes

RESOLVED that the minutes of the meetings of the Sub Committee held on 16 December 1998, 14 January and 3 February 1999 be confirmed as a correct record and signed by the Chairman.

**113. Urgent Action Taken Under Delegated Powers (Item 1)
Land at Winsdene, Forest Road, Winkfield**

The Sub Committee noted the report of the Borough Planning Officer on urgent action taken by the Director of Planning & Transportation, in consultation with the Chairman and Vice Chairman of the Sub Committee, in respect of an exchange of written submissions on an appeal for the refusal of planning permission (623794) to be heard by Informal Hearing on 30 March 1999.

114. Breaches of Planning Control (Item 2)

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

RESOLVED that the report be noted.

115. **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: 624046, 624384, 624414, 624174, 624330, 624105, 624108, 624324, 624148, 624219, 623983, 624370, 624372, 624316, 624337, 624198, 624310, 624002, 624070, 624373 and 624412.

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 Binfield Parish Council. Following negotiations with the applicants to secure a reduction in the number of units, revised plans were received, modifying the layout but not reducing the number of units. Notwithstanding the Borough Planning Officer's recommendation to authorise him to approve the application subject to a s106 legal agreement and further consultation, the Sub Committee

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

1. The proposed development, in particular by reason of the size and siting of the three houses, plots 3,4 and 5, in the northern part of the site, represents an unacceptable over-development of the site, which would be out of keeping with the pattern of development in the area, and thereby in conflict with policies EN1 of the Berkshire Structure Plan, H1 of the North Bracknell Local Plan and H1 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.
2. The proposal would result in the loss of trees, and further would threaten the future survival of other trees, which are the subject of a Tree Preservation Order and which contribute to the character and appearance of the local environment. As such the proposals are contrary to policies EN1 of the Berkshire Structure Plan, EN1 of the North Bracknell Local Plan and EN1 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes

Lily Hill House, Lily Hill Road, Bracknell

Application No.624384

Erection of 2 storey office extension to rear of house (892 sq m including internal courtyard) following demolition of former caretakers accommodation and bridge link to modern annex building. Refurbishment of exterior of building including reinstatement of

balustrading and finials to bay windows, porch and gable ends. Formation of new car park to south west of house with associated lighting and landscaping. Change to boundary treatments including construction of "ha-ha" to south of house and removal of closeboarded fencing.

Application No.624414

Alterations to building comprising erection of external fire escape stair on east elevation, single storey plant room on west elevation and two storey entrance on south elevation and alterations to fenestration.

A site visit had been held in respect of this application on Saturday 13 February 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Ryan, Sargeant, Simonds and Wheaton.

It was noted that comments had been received from Lily Hill Park Preservation Association, Bracknell & District Urban Wildlife Group, NORPAG, Chavey Down Association and Bracknell Lawn Tennis Club, in addition to individuals.

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) a financial contribution towards a shared footpath/cycleway through Lily Hill Park in accordance with Proposal PR2(ii) of the BFBLP;
 - (b) transfer to the Borough Council of land to the south of the ha-ha, following the formation of the ha-ha and other agreed works, together with a commuted maintenance payment;
 - (c) payment of the Borough Council's reasonable legal costs associated with the transfer of the land;
 - (d) the maintenance of the open nature of land between the ha-ha and the front of Lily Hill House;
 - (e) a financial contribution to off-site works associated with the restoration of Lily Hill Park in accordance with the adopted Policy Statement;
 - (f) a financial contribution towards traffic management measures on Lily Hill Road;

the Borough Planning Officer, in consultation with the Borough Solicitor, be **authorised to approve** application 624384 subject to the following conditions:

- (1) A2 Full permission – implementation.
- (2) B3 Plans as amended - Drawings 98361AL(0)6B, 8B, 14, 20, 21, 23, 24A and 25A.
- (3) C3 Details of tree protection etc.

- (4) C4 Protective Fencing.
- (5) C6 Details of hard and soft landscaping.
- (6) C7 Implementation of approved landscaping scheme.
- (7) C9 Details of walls and fences (to cover all forms of boundary treatment).
- (8) C10 Retention of landscaped areas.
- (9) C12 Details of surfacing (drives and car parking areas).
- (10) C15 Removal of permitted development rights (fences etc) - to cover whole site.
- (11) E2 Samples of materials to be submitted
- (12) G1 Levels/finished floor level – "The extension hereby permitted...".
- (13) The development hereby permitted shall not be begun until details of the proposed ground levels of the car parking area to the south-west of Lily Hill House have been submitted to and approved in writing by the Local Planning Authority. The car parking area shall be constructed only in accordance with the approved details.
- (14) The development hereby permitted shall not be begun until details of refuse stores, cycle parking and chiller units (including means of enclosure), foundations of chiller units and the security control building have been submitted to the Local Planning Authority and approved in writing. These buildings shall be constructed only in accordance with the approved details.
- (15) The development hereby permitted shall not be begun until details of a scheme for the reinstatement of the brick and stone balustrading and finials to the bay and oriel windows, porch and gable ends have been submitted to and approved by the Local Planning Authority. The extension hereby approved shall not be occupied until the approved scheme has been implemented in full.
- (16) The extension hereby permitted shall not be occupied until details of all external site lighting and security lighting, including design, levels of illumination and hours of use have been submitted to and approved in writing by the Local Planning Authority. Lighting shall then only be provided in accordance with the approved details.
- (17) HA25 Vehicle parking and turning space (approved drawing).
- (18) The extension hereby approved shall not be occupied until cycle parking has been provided in accordance with details to be submitted and approved in writing by the Local Planning Authority.
- (19) The extension hereby permitted shall not be occupied until signs indicating one way traffic circulation have been displayed on the

access roads within the site in accordance with a scheme to be submitted to and approved by the Local Planning Authority. The signs shall thereafter be retained and displayed free from obstruction.

- (20) HA16 Roads to be provided – "The extension hereby permitted shall not be occupied until...road serving it has been provided...".
 - (21) The extension hereby permitted shall not be occupied until the road markings have been provided in accordance with the approved drawing.
 - (22) The extension hereby permitted shall not be occupied until vegetation adjoining and overhanging the access road leading from Lily Hill Road has been cut back in accordance with a scheme of maintenance including details of management responsibilities and maintenance schedules approved in writing by the Local Planning Authority. The scheme shall be carried out as approved.
- (ii) the Borough Planning Officer, in consultation with the Borough Solicitor, be **authorised to approve** application 624414 subject to the following conditions (with such minor adjustments to conditions as may be considered appropriate):
- (1) A2 Full permission – implementation.
 - (2) B3 Plans as amended – Drawings 98361AL(0)8B, 9C, A10, A11, 12 and 17 and 24A.
 - (3) C3 Details of tree protection etc.
 - (4) C4 Protective fencing.
 - (5) C6 Details of hard and soft landscaping.
 - (6) C7 Implementation of approved landscaping scheme.
 - (7) C9 Details of walls and fences (to cover all forms of boundary treatment).
 - (8) C10 Retention of landscaped areas.
 - (9) C12 Details of surfacing (drives and car parking areas).
 - (10) C15 Removal of permitted development rights (fences etc) – to cover whole site.
 - (11) E2 Samples of materials to be submitted.
 - (12) The development hereby permitted shall not be begun until details of refuse stores, cycle parking, chiller units (including details of foundations and means of enclosure) and the security control building have been submitted to the Local Planning Authority and approved in writing. These buildings shall be constructed only in accordance with the approved details.

- (13) The extension hereby permitted shall not be occupied until details of all external site lighting and security lighting, including design, levels of illumination and hours of use have been submitted to and approved in writing by the Local Planning Authority. Lighting shall then only be provided in accordance with the approved details.
- (14) HA25 Vehicle parking and turning space (approved drawings – applications 624414 and 624384).
- (15) The extension hereby approved shall not be occupied until cycle parking has been provided in accordance with details to be submitted and approved in writing by the Local Planning Authority.
- (16) The extension hereby permitted shall not be occupied until signs indicating one-way traffic circulation have been displayed on the access roads within the site in accordance with a scheme submitted to and approved by the Local Planning Authority. The signs shall thereafter be retained and displayed free from obstruction
- (17) HA16 Roads to be provided – "The extension hereby permitted shall not be occupied until...road serving it has been provided...".
- (18) The extension hereby permitted shall not be occupied until the road markings have been provided in accordance with the approved drawing.

Application No. 624174

**Land adjoining 5 Crown Row, Bracknell.
Erection of two storey building forming shop with offices above including rearrangement of existing footpath and parking and servicing areas**

A site visit had been held in respect of this application on Saturday 13 February 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Mrs Pile, Ryan, Sargeant, Simonds and Wheaton.

It was noted that one letter of objection and a petition of 825 signatories in support of a chemist at Crown Wood shops had been received. The Sub Committee was informed that the proprietor of the take-away establishment to the rear of the shops had not been consulted.

Notwithstanding the Borough Planning Officer's recommendation for refusal, the Sub Committee felt that the proposals would not form a discordant element in the neighbourhood centre area and

RESOLVED that, subject to no new issue being raised upon consultation with the proprietor of the take-away establishment, the Borough Planning Officer be **authorised to approve** the application subject to the following conditions:

- (1) A2 Full permissions implementation

- (2) B3 Plans as received Drawing nos. P1449-01B (as amended by revised parking layout plan P1449-06) 02 03A and 04B
- (3) C6 Details of hard and soft landscaping
- (4) C7 Implementation of approved landscaping scheme (delete "seeding and turfing")
- (5) C10 Retention of landscaped areas
- (6) C13 Underground service details (condition 3)
- (7) E2 Samples of materials to be submitted
- (8) L1 On site refuse storage
- (9) P5 Facilities provided before occupation
- (10) The development hereby permitted shall not be begun until details of access to the building entrance from the disabled parking space, to meet the needs of people with disabilities, have been submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the occupation of the development and thereafter permanently retained.
- (11) HA24 Vehicle parking in accordance with approved plans. The building hereby permitted shall not be occupied

Application No. 624370

The Keep, Wildridings Road, Bracknell.

Retention of 2 no. 100mm vent pipes, 1 no. louvre grill, 1 no. kitchen extract duct, 1 no. gas flue, plant and ancillary ducting. Extension to monopitched roof to conceal ducting and erection of timber screen to top of brick wall around plant area (total height of enclosure 2.8m)

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

RESOLVED that the Borough Planning Officer, in consultation with the Borough Solicitor, be **authorised to approve** the application subject to the following conditions (with such adjustments to conditions as may be considered appropriate):

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - Drg No.263/A/312A, 263/A/313A & 263/A/316(site plan only, not lighting details).
- (3) E1 Materials to match existing building.
- (4) The monopitch roof and timber screening around the plant area as hereby approved shall be constructed in accordance with the approved plans within 2 months of the date of this permission.

Application No. 624372

**The Keep, Wildridings Road,
Bracknell.
Retention of 27 no. 1.4m high bollard
lighting posts to existing car park.**

The Sub Committee noted that correspondence had been received from the Member of Parliament and Ward Councillor, in addition to 33 letters of objection.

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

RESOLVED that:

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

the lighting is detrimental to the character and visual amenity of the Mill Pond area by reason of its intrusive impact on this attractive parkland area; and

(ii) the Borough Planning Officer be requested to report to the next meeting on enforcement action.

Application No. 624330

**Moat Farm, Winkfield Lane,
Winkfield.
Retrospective application for the
change of use of agricultural building
to repair and maintenance of
agricultural tractors and machinery
and Land Rovers. Erection of 2.4m
high boundary fence.**

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

The Borough Planning Officer reported that the two appeals lodged are now to be held at a public inquiry in July.

RESOLVED that, following reconsideration of the content of condition 7 of the Borough Planning Officer's report to secure reasonable noise level controls, the Borough Planning Officer, in consultation with the Director of Public & Environmental Services, be **authorised to approve** the application, subject to the following conditions (and subject to such further conditions as may be required in respect of noise levels following reconsideration of the issue as referred to above) :

- (1) A5 Temporary permission - use
(insert 18 February 2000).
- (2) B3 Plans as received
(insert "97/NK/1c received 8 December 1998").
- (3) A6 Personal permission
(insert "Mr N P Kerner").

- (4) No vehicles, implements or machinery shall be stored, repaired or maintained other than in
 - (i) the building coloured red on the approved plan,
 - (ii) the portable containers marked A, B or C on the approved plan, or
 - (iii) parked awaiting repair or maintenance in accordance with any scheme approved pursuant to Condition 10 of this approval.
- (5) Within one month of the date of this permission, a scheme for the painting of the barn a dark colour shall be submitted to the Local Planning Authority for approval and shall be implemented within one month of the date of such approval.
- (6) No vehicles, implements or machinery shall be repaired or maintained at the site other than those used solely for the purposes in connection with agricultural or equestrian uses. No other vehicles, implements or machinery shall be repaired or maintained at the site.
- (7) To be resolved
- (8) Notwithstanding the provisions of Article 3, Schedule 2, Class B of The Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order) no extensions shall be made to the building on the site.
- (9) No vehicles, implements or machinery shall be sold from, or displayed for sale at the site.
- (10) Within one month of the date of this permission a scheme depicting the areas for employees' and visitors' parking and areas for the manoeuvring of vehicles, machinery and implements awaiting repair or maintenance in the building coloured red on the approved plan shall be submitted to the Local Planning Authority for approval and shall be implemented within one month of the date of such approval and retained available for the approved purpose.
- (11) Following compliance with condition (10) above there shall be no employee or visitor parking, or the parking of implements awaiting repair or maintenance outside the approved area.
- (12) Within 28 days of the date of this permission the access shall be surfaced with a bonded material across the entire width of the access for a distance of 6 metres measured from the carriageway edge.
- (13) The use hereby permitted shall be restricted to the hours of 08:00 hours to 18:00 hours Monday to Friday inclusive, 08:30 to 12:30 on Saturdays and at no time on Sundays or Bank Holidays.

Binfield Park Hospital, Binfield Park, Binfield.

Application No. 624105

Change of use and conversion to four residential units including part demolition of buildings on northern part. Extensions to north and south wings.

Application No.624108

Listed Building application for conversion of existing building into four residential units including part demolition of buildings on northern side, extensions to north and south wings and internal alterations

It was noted that four letters had been received expressing concerns but not objections, in addition to the comments of English Heritage.

RESOLVED that

- (i) subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990, to secure a financial contribution towards educational facilities in the area, application 624105 be **approved** subject to the following conditions:
 - (1) A2 Full permission - implementation.
 - (2) B3 Plans as received.
 - (3) E2 Samples of materials to be submitted.
 - (4) C6 Details of hard and soft landscaping.
 - (5) C7 Implementation of approved landscaping scheme.
 - (6) The development hereby permitted shall not be begun until details of accesses to the building entrances to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the occupation of the development and thereafter permanently retained.
 - (7) Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning General Permitted Development Order 1995, (or any Orders amending or re-enacting that Order), no development falling within Part 1, Development within the Curtilage of a Dwelling House, shall be carried out without the prior written consent of the Local Planning Authority.
 - (8) W2 Site organisation (building operations).
- (ii) subject to referral to the Secretary of State, Listed Building consent be **granted** in respect of application 624108 subject to the following conditions:
 - (1) A3 Listed building and conservation area consent (time limit).
 - (2) A3 Plans as received.
 - (3) LB14 Brickwork samples.
Delete "rebuilding of" and substitute "development".

- (4) Prior to any works commencing, details of the design and the materials for the two new doorways and for the proposed method of blocking the internal doorways shall be submitted to and approved by the Local Planning Authority.
- (5) No demolition shall take place until after a period of one month has expired from the date on which notice of the intention to carry out such works shall have been given to the Royal Commission on Historic Monuments, for the purposes of recording the building.
- (6) The development hereby granted consent shall not be begun until details of the elevations to the swimming pool housing have been submitted and approved in writing by the Local Planning Authority.
- (7) E2 Samples of materials to be submitted.

Application No. 623983

**Land at 1-3 Church Road and adjacent to Victor House, Long Hill Road, Winkfield.
Erection of 5 no. 3 storey town houses with vehicular access from Long Hill Road following demolition of existing buildings**

A site visit had been held in respect of this application on Saturday 13 February 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Ryan, Sargeant, Simonds and Wheaton.

It was noted that correspondence had been received both supporting and objecting to the proposal, in addition to the comments of the Parish Council and the Chavey Down Association.

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 towards recreational and community facilities in the area, the Borough Planning Officer be **authorised to approve** the planning application subject to the following conditions:

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - Drawing nos. (55211 to 55216 inc.)
- (3) C6 Details of hard and soft landscaping.
- (4) C10 Retention of landscaped areas.
- (5) C13 Underground service details INSERT 3.
- (6) D3 House extensions - restrictions on additional window door openings. INSERT north and east.
- (7) D6 Restriction on house extensions.
- (8) D7 Restrictions on house curtilage.

- (9) D9 Restrictions on roof additions/alterations.
- (10) HA24 Vehicle parking in accordance with approved plans.
- (11) HA30 Garages retained for vehicle parking.
- (12) E2 Samples of materials to be submitted.
- (13) The level of the ridge of the roof to Units 1 and 2 shall not be more than 1.3 metres above the level of the ridge of the roof of Victor House and the level of the ridge of the roof to units 4 and 5 shall not be less than 2m below the level of the ridge of the roof of no. 7 Church Road, as indicated on drawing 55215.
- (14) C9 Details of walls and fences.
- (15) W2 Site organisation (building operations).
- (16) HA5 Access constructed before occupation (approved drawing).
- (17) HA10 Access closure with reinstatement.
- (18) HA16 Roads to be provided.
- (19) No building shall be occupied until visibility splays of 2.4m x 120m have been provided at the junction of the private drive with Long Hill Road. These areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6m above carriageway level.
- (20) The development hereby permitted shall not be begun until details of accesses to the rear building entrances to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the occupation of the development and thereafter permanently retained.

Application No. 624337

**73 Dukes Ride, Crowthorne.
Change of use from Part B1(office)
use and part residential use to form 6
flats involving erection of two storey
extension**

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

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

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

The proposals represent an over-development of the site, out of accord with the physical and visual character of the area, lacking adequate space about the building, and detrimental to the amenities of adjoining residential properties by reason of loss of privacy and overbearing impact and the intrusive effect of the proposed car parking area and associated vehicle movements. As such the proposals conflict with policies LD3 and EN1 of the

Berkshire Structure Plan 1991-2006, policies EN8 and H2 of the Sandhurst – Crowthorne Local Plan, and policies EN21 and H1 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

Application No. 624412

Longhill Recreation Ground, Long Hill Road, Winkfield.

Change of use of land from storage to skate-boarding and roller blade park.

Councillor Mrs Hayes declared a non-pecuniary interest in respect of this application. The Sub Committee invited her to remain in the meeting.

It was noted that objections had been received from the Chavey Down Association and two local residents and a 48 signature petition had been received from members and youth workers of North Ascot Youth Club supporting the proposals.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received.
- (3) C6 Details of hard and soft landscaping.
- (4) C7 Implementation of approved landscaping scheme.
- (5) The development hereby permitted shall not be begun until a revised plan showing a dedicated parking space within the site to serve the shop has been submitted for the written approval of the local planning authority. Such details as may be approved shall be implemented as part of the development.
- (6) No part of the skate-boarding and roller blading equipment to be provided within the skate-board park shall exceed 2.7 metres in height.
- (7) The development hereby permitted shall not be begun until details of the colour of the shop/toilet building have been submitted to and approved in writing by the Local Planning Authority and this condition shall apply notwithstanding any indications as to these matters which have been given in this application for planning permission.

Application No.624324

Land at Fairwinds, Balliol Way, Sandhurst.

Erection of one 4 bedroom detached house and two four bedroom link-detached houses, with garages, with access from Balliol Way following demolition of existing dwelling.

A site visit had been held in respect of this application on Saturday 13 February 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Mrs Hayes, Jones, Ryan and Worrall.

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

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

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

The two proposed dwellings to the rear of the site, by reason of their siting, height, bulk, orientation and parking arrangements, would have a severely adverse effect on the amenities and privacy of adjoining residential development. As such the development would be in conflict with Policy H2 of the Sandhurst-Crowthorne Local Plan and Policy EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

Application No.624148

**Cranbourne County Primary School,
Lovel Road, Winkfield.
Erection of new school hall with link
corridor to part of existing school
and creation of new hard surfaced
outdoor play area.**

It was noted that no representations had been received.

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

- (1) A2 Full permission - implementation
- (2) B1 Plans as amended:
2564/3/Location/Rev. D
2564/3/04D
2564/3/05D
- (3) E2 Sample of materials to be submitted
Amend condition to read:
“.....external surfaces of the development including windows and doors
have been submitted....”.
- (4) C12 Details of surfacing
Insert 1: new hard surfaced playground
Insert 2: new hard surfaced playground
- (5) W2 Site organisation (building operations)
- (6) The new school hall hereby approved shall not be brought into use until the additional four parking spaces and disabled parking bay in the location shown on the approved drawing have been provided. These additional spaces, together with the existing parking spaces on the site, shall thereafter be kept available for parking and turning at all times.
- (7) All external exit points should be made level or gently graded.

Application No.624219

**4 The Oaks, Bracknell.
Continued use of dwelling house as
a house in multiple occupation**

It was noted that a letter of objection had been received from the Larges Lane Residents Association in addition to comments from the Ward Town Councillor.

RESOLVED that the Borough Planning Officer, in consultation with the Borough Solicitor, be **authorised to approve** the application subject to the following condition (and such other conditions as are considered appropriate for the regulation and control of the use) :

- (1) The four parking spaces as shown on the plan, submitted on 21 October 1998, shall be kept available for parking at all times.

Application No.624314

**264-266 Yorktown Road, Sandhurst.
Erection of two storey building
forming four no. one-bedroom
dwellings and one no. two-bedroom
dwelling with associated car parking
following demolition of existing
buildings.**

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

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - Drg No. 1351 - 1 - B, date stamped 1/2/99.
- (3) E2 Sample of materials to be submitted.
- (4) HA5 Access constructed before occupation (delete "constructed" substitute "widened").
- (5) HA20 Visibility splays before occupation.
- (6) HA27 Provision of parking spaces (approved drawing).
- (7) HA29 Communal parking.
- (8) D3 Restrictions of additional windows/door openings (insert east or west).
- (9) D4 Obscured glazing (Insert 1: first floor, insert 2: east and west).
- (10) C3 Details of tree protection.
- (11) C4 Protective fencing.
- (12) C5 Replacement of damaged vegetation.
- (13) C6 Details of hard and soft landscaping.

- (14) C7 Implementation of approved landscaping scheme.
- (15) C9 Details of walls and fences.
Add: "The scheme shall allow for the retention and making good of a section of the flank wall of the existing building adjoining no.262 Yorktown Road as indicated on application drawing no. 1351-1B".
- (16) C10 Retention of landscaping areas.
- (17) C12 Details of surfacing (Insert 1&2: vehicular access, communal car park and footpaths).
- (18) D6 Restrictions on house extensions.
- (19) W2 Site organisation.

Application No.624121

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

A site visit had been held in respect of this application on Saturday 13 February 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Mrs Pile, Ryan, Sargeant, Simonds and Wheaton.

It was noted that no representations had been received.

RESOLVED that

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

The proposed access would result in the parking of vehicles on the open land in front of 128 Harmans Water Road. This open land forms part of the attractive landscaped setting of this housing estate, which is an important feature of its design and layout. The parking of vehicles in this amenity open space would erode its attractiveness, to the detriment of the character and appearance of the estate, contrary to policy H12 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

- (ii) (a) Enforcement action be taken to secure the cessation of the use of the land for car parking and private garden use; the removal of the partially constructed hardstanding; the removal of the cupressus hedge; and the reinstatement of the site by seeding or turfing to grass; and
- (b) in the event of failure to comply with the requirements of the Notice within six weeks, the matter be allowed to proceed to legal action in the courts as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

Application No.624316

Youth & Community Centre, County Lane, Warfield.

Construction of hard surfaced basket-ball/general ball area with basket-ball goal and 3.2m high weld mesh fence. Enclosure of open area to rear of Youth and Community Centre with 1.8m high weld mesh fence (application under Regulation 3).

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

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

RESOLVED that

- (i) the application be **approved** subject to the following conditions:
 - (1) A2 Full permission - implementation.
 - (2) B1 Plans as amended - Drawing no. 4323/01A.
 - (3) E3 Details of materials to be submitted.
Delete "external surfaces". Insert "fencing".
 - (4) C6 Details of hard and soft landscaping.
 - (5) C7 Implementation of approved landscaping scheme.
 - (6) The area enclosed shall only be accessible and available for use when the community centre is open unless otherwise approved in writing by the Local Planning Authority; and
- (ii) the Borough Planning Officer be asked to request the applicant to consider the use of a suitable surface for noise reduction.

Application No.624198

**Wayside, Jigs Lane North, Warfield.
Erection of single storey side and rear extensions.**

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

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

- (1) A2 Full permission- implementation.
- (2) B1 Plans as amended (received 4 February 1999 – drawings 9816-802A, 805B and BW4A)
- (3) C3 Details of tree protection etc.

- (4) C4 Protective fencing.
- (5) C6 Details of hard and soft landscaping.
- (6) C7 Implementation of approved landscaping scheme.
- (7) E3 Details of materials to be submitted.
- (8) HA25 Vehicle parking and turning space ("The extension shall not be occupied until...")
- (9) The development hereby permitted shall not be begun until details of the ramped accesses into the building and facilities for disabled people have been submitted to and approved by the Local Planning Authority. Facilities should comply with the Borough Council's design guidance entitled "Design for Accessibility" (and other documents detailing good practice published by the Centre for Accessible Environments and the Institution of Highways and Transportation) and be provided prior to the occupation of the development and thereafter permanently retained.

Application No.624310

**Buttersteep House, Buttersteep Rise,
Winkfield.
Erection of two detached houses
following the demolition of existing
two detached houses.**

The comments of the Parish Council were noted. No other representations had been received.

RESOLVED that, subject to no significant objection to the proposed development being received as a result of the statutory publicity given to this application and to the notification of the application to the Secretary of State as a departure from the development plan, the Borough Planning Officer be **authorised to approve** the application subject to the following conditions:-

- (1) A2 Full permission - implementation.
- (2) B1 Plans as amended. (Plan received 6/1/99).
- (3) C3 Details of tree protection.
- (4) C4 Protective fencing.
- (5) C6 Details of hard and soft landscaping.
(Add after "...soft landscaping..." "...and a management plan for the trees at the site...").
- (6) C7 Implementation of landscaping.
- (7) E2 Samples of materials to be submitted.
- (8) HA25 Vehicle parking and turning.
- (9) HA30 Garages retained for vehicle parking.

Application No.624202

**Oaklands Farm, Maize Lane,
Warfield.**

**Extension to barn to form private
indoor riding school and workshop
following demolition of existing hay
store.**

The comments of the Parish Council were noted. No other representations were received.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - insert date stamped 6 October 1998.
- (3) E1 Materials to match existing building.
- (4) The use of the indoor riding school and the workshop shall be for the personal use and enjoyment of the occupiers of Oaklands Farm only and shall not be used for commercial purposes.
- (5) The existing hay store shown on the drawings date stamped 6 October shall be demolished and the site cleared to the satisfaction of the Local Planning Authority prior to the development hereby permitted being implemented.

Application No.624255

61 Dukes Ride, Crowthorne.

**Section 73 Application to increase
number of children attending nursery
from 44 to 50 and to amend car
parking layout without compliance
with conditions 7 and 8 of Planning
Permission 622705.**

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) A7 Previous approval conditions - delete "reserved matters" insert "622705"
- (3) The number of children attending the nursery shall not exceed 50 at any one time, and no child who has passed his or her fifth birthday shall receive such services except where he or she has yet to commence full time primary education.
- (4) The increase in the number of children attending the nursery hereby approved shall not commence until additional vehicle parking has been provided in accordance with the approved drawing and the space shown on the approved plan has been properly surfaced and marked out/provided in accordance with the approved drawing. The space shall thereafter be kept available for parking at all times.

Application No.624070

**Land adjoining Downmill Road Lorry Park, Western Road, Bracknell.
Erection of 1 no. 1844 sq m building forming Royal Mail Sorting Office and 1 no. 2115 sq m industrial /storage building (Class B2, B8) with associated car parking and access on to Downmill Road.**

It was noted that no representations were received.

RESOLVED that subject to the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990, containing a planning obligation relating to a financial contribution towards transport improvements in the area, the Borough Planning Officer be **authorised to approve** the application subject to the following conditions:

- (1) A2 Full permission - implementation.
- (2) B2 Plans as amended
Plans 3092/P/101J, P102/F, P/105/D, P110/B, and P/111/A received on 22 January 1999).
- (3) C1 Protection of trees.
- (4) C4 Protective fencing.
- (5) C7 Implementation of approved landscaping scheme.
- (6) The hedge to be planted on the eastern boundary of the site shall be planted as a random mix double staggered row in accordance with details to be submitted for the approval of the local planning authority prior to the commencement of development. Such details as may be agreed shall be implemented prior to the occupation of the development.
- (7) C11 Construction of foundations - prevention of root damage to trees.
- (8) L3 Restriction on storage outside buildings.
- (9) W2 Site organisation (building operations).
(Add "and each facility shall be maintained throughout the course of construction of the development, free from any impediment to its designated use").
- (10) Unit 2 of the development hereby permitted shall be used for purposes within the B2 and B8 use classes and for no other purposes, notwithstanding the provisions of the Town and Country Use Classes Order 1987 and Article 3 and Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 without the prior written permission of the Local Planning Authority obtained through the submission of a planning application.
- (11) If the building is occupied for B8 purposes it shall be implemented in accordance with car parking layout 3092/P/110/B. If occupied for B2 use it shall be implemented in accordance with car parking layout 3092P/111/A.

- (12) HA5 (Access constructed before development)
- (13) HA10 (Access closure with reinstatement)
- (14) HA25 (Vehicle parking and turning spaces)
- (15) HA27 (Provision of parking spaces)

Application No.624103

**1 Sun Ray Estate, Sandhurst.
Erection of two storey side extension, single storey front extensions forming new hall and bay window and addition of two front facing dormer windows to existing house.**

The comments of the 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: Drawing nos. 2066-04A & 05A.
- (3) E1 Materials to match existing building.
- (4) HA12 Garage drive length.
- (5) HA25 Vehicle parking and turning.
- (6) HA30 Garage retained for vehicle parking.

Application No.624373

**Little Stream, Bagshot Road, Winkfield.
Erection of two storey side extensions and single storey rear extension.**

The comments of Winkfield and Sunningdale Parish Councils, Surrey Heath Borough Council and the Society for the Protection of Ascot and Environs were noted.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - insert "79/05 revision E, 79/06 revision E, 79/07 revision E and 79/08 revision E"
- (3) E1 Materials to match existing building
- (4) C11 Construction of foundations - prevention of root damage to trees
- (5) C3 Details of tree protection

- (6) The development hereby approved shall not be begun until a method statement for the pruning of the existing oak tree, shown on the submitted tree survey received 1 February 1999, has been submitted to and approved in writing by the Local Planning Authority.

Application No.624382

**5 Tarragon Close, Warfield.
Erection of single storey side extension and first floor side extension over garage.**

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

Application No.624396

**Land adjacent to 20 Trevelyan, Bracknell.
Change of use of land from public open space to private garden by creation of a 1.8m high timber fence.**

The comments of Bracknell Town Council were noted.

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

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

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 the area. 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.

Application No.624401

**11 Martins Lane, Bracknell.
Erection of single storey front extension to garage and single storey rear extension forming conservatory. Increase in extent of pitched roofs.**

It was noted that one letter had been received expressing concern.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received: Drawing nos. 067101 and 067102.
- (3) E1 Materials to match existing building.

Application No.623798

**15 Cormorant Place, Sandhurst
Erection of two storey side extension**

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

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

- (1) A2 Full permissions - implementation.
- (2) B3 Plans as received - Drg.no. SAM/97 Rev A.
- (3) E1 Materials to match existing building.
- (4) HA30 Garage retained for vehicle parking.

Application No.623529

**3 Moffats Close, Sandhurst.
Erection of first floor front extension
and erection of a pitched roof first
floor rear extension above an
existing single storey flat roofed
extension.**

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

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

- (1) The proposed front extension would be out of character with the original design, scale and proportions of the existing dwelling and with the surrounding properties, detrimental to the visual amenity of the area, contrary to Policies EN21 and H2 of the Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

Application No.624230

**43 Westmorland Drive, Warfield.
Erection of single storey side
extension involving change of use of
land from open space to residential.**

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

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

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

RESOLVED that the report be noted.

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

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

RESOLVED that the report be noted.

118. Notification of Appeals Received (Item 6)

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

RESOLVED that the report be noted.

The meeting commenced at 7.30pm
and concluded at 11.45pm

CHAIRMAN