

**PLANNING CONTROL SUB COMMITTEE**

**25 MARCH 1999**

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

Also present: Councillor Grayson

Apologies for absence:  
Councillors Mrs Hirst and Ward

**119. 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 Ward

**120. Miscellaneous Items (Item 3)**

*Councillors Adams, Mrs Ballin, Beadsley, Birch, Flood, Jones, Sargeant, Mrs Sutcliffe and Wheaton declared an interest arising from the Council's landholding in Bracknell Town Centre and withdrew from the meeting during the discussion and voting on these items. Councillors Barnard and Worrall did not join the meeting until after application nos. 622810 and 622561 had been considered.*

**Application No. 622810**

**Land south of the Town Centre By-Pass (A329), east of Skimped Hill Lane, north and east of Market Street and west of Church Road, Bracknell.**  
**Major town centre redevelopment involving demolition, refurbishment and construction of new buildings to provide the following components: covered shopping centre comprising retail units, restaurants and ancillary floorspace with relocated bus station, public open space, footway link to The Point and mixed use development of other parts of the Town Centre to provide retail units, food store, leisure (to include restaurants, cafes and bars), offices, residential, hotel, civic facilities, library, community facilities**

**(to include a health centre), a Church, Magistrates' Court, Police Station, relocated market hall, a British Legion Hall, shop mobility facility, crèche and associated car parking, public art, landscaping, highway and access works.**

**RESOLVED** that the Secretary of State be informed that the Local Planning Authority consider that the amendments that had been made to the planning application since its consideration by the Sub Committee could further weaken the attractiveness of the proposed Broadway Quarter and the Sub Committee therefore reiterated the view that the planning application was not an acceptable development proposal for the Town Centre, on the grounds that it was not consistent with the Borough Council's strategy and failed to provide a satisfactory alternative means of meeting the objectives of that strategy.

**Application No.622561**

**Land south Of Jubilee Gardens, west of Church Road, north and east of Market Street and including Station Road, Bracknell.**

**Outline application for the redevelopment of the site for Civic Centre (including council offices, library and Registrar's Office), Police Station, Magistrates' Court, offices, residential development and bus station and the provision of public open space together with highway works and car parking following demolition of buildings and structures (with the retention of the Public House).**

**RESOLVED** that the Secretary of State be informed that the Local Planning Authority considered that the planning application should be supported as amended, subject to the planning obligations and conditions that formed part of the Planning Control Sub Committee's resolution to support the proposal at their meeting on 1 December 1997 with the following amendment to Condition 13:

- (13) The development hereby approved shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority for vehicle parking (including parking for people with disabilities). The scheme shall include car parking to the following standard of provision:
- (a) offices: one space per 34 square metres gross external floorspace;
  - (b) civic offices: one space per 34 sq m gross external floorspace;
  - (c) residential: one space per flat;
  - (d) magistrates court and police station: operational car parking, the number of spaces to be agreed in writing by the Local Planning Authority.

For each building the car parking shall be provided in accordance with the approved scheme prior to the first occupation of that building.

121. **Minutes**

**RESOLVED** that the Minutes of the meeting of the Sub Committee held on 18 February 1999 be confirmed as a correct record and signed by the Chairman.

Arising from minute 115, **Application No 624330 Moat Farm, Winkfield**, the Borough Planning Officer reported that the Environmental Health Officer had advised that there was no need for a condition relating to noise (Condition 7) as this could be dealt with under other powers.

The Borough Planning Officer reported that there was an outstanding Enforcement Notice in respect of an unauthorised change of use of land from use for agriculture to uses for agriculture, the keeping, repair, maintenance and servicing of vehicles and the siting of storage containers.

**RESOLVED** that the Enforcement Notice be withdrawn.

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

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

**RESOLVED** that the reports be noted.

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

The Borough Planning Officer reported on the following contraventions:

**CON 82/98**

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

The Sub Committee noted the additional information contained in the Borough Planning Officer's supplementary report tabled at the meeting. In view of the recent receipt of the appeal decision letter, the Sub Committee

**RESOLVED** that this matter be **deferred** to the next meeting in order to consider the implications of the appeal decision and for discussions to be held with the applicant.

**CON 91/98**

**Land at Buckhurst Moors, Moor Lane, Binfield.  
Unauthorised use of land as contractors' depot.**

**RESOLVED** that

- (i) the Borough Solicitor be authorised to pursue enforcement action against the unauthorised use of the land and unauthorised operational development and to issue an enforcement notice with a period of compliance of three months to require:
  - (a) the cessation of the unauthorised use of the land as a contractors' depot;
  - (b) the removal of all vehicles, equipment and storage containers;
  - (c) the dismantling of the office and toilet units, the demolition of the material storage bays and the removal of all materials, parts or units arising from such dismantling and demolition from the land.
- (ii) in the event of failure to comply with the requirements of the notices served, the matter be allowed to proceed to legal action in the Magistrates' or County Court as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

**BC 59/98**

**Ambarrow Farm, Ambarrow Lane, Sandhurst.**

**Unauthorised use of land for the storage of caravan.**

**RESOLVED** that

- (i) the Borough Solicitor be authorised to pursue enforcement action and to issue an enforcement notice with a period of compliance of 28 days to require:
  - (a) cessation of the use of land for the storage of a caravan;
  - (b) removal of the caravan; and
- (ii) in the event of failure to comply with the requirements of the notice served, the matter be allowed to proceed to legal action in the Magistrates' or County Court as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

**Novello House and Ryehurst, Ryehurst Lane, Binfield.**

**CON 32/99**

**Unauthorised use of former garage and grooms' accommodation as a single dwelling house.**

**Application No. 621553**

**Retrospective Section 73 application to allow conversion of triple garage into living accommodation without compliance with condition 3 of planning permission 614387.**

The Borough Planning Officer reported that a Section 106 agreement had been handed in today at 3.45pm but the matter had not yet been resolved. The Sub Committee

**RESOLVED** that

- (i) subject to the prior completion of the S106 agreement which prevents the building from being disposed of separately from the main dwelling known as Novello House, Ryehurst Lane, Binfield, the following conditions be imposed on the permission 621553 in place of those originally agreed on 25 July 1996:
  - (1) The accommodation hereby permitted shall be occupied only by Mrs Betty Haskell.
  - (2) When the building ceases to be occupied by Mrs Betty Haskell all fixtures and fittings including the kitchen and sanitary ware, internal walls, etc, shall be removed from the ground floor area, the garage doors shall be replaced and the building shall be returned to the last lawful use as a garage with groom's accommodation over, in accordance with planning permission 614387.
  - (3) D6      Restriction on extensions.  
               Substitute "any dwelling house" with "the dwelling house".
- (ii) should the S106 agreement not be completed within a period of 4 weeks expiring on 23 April 1999, the Borough Solicitor be authorised to issue an enforcement notice against the use of the building as a separate dwelling requiring the following:
  - (1) Within one month, to cease the use of the building as a single dwelling house.
  - (2) Within two months, to remove all domestic furniture, internal walls, fixtures and fittings including the kitchen and sanitary ware from the ground floor area of the building and replace the garage doors in accordance with plans approved for planning application 614387
- (iii) the Borough Solicitor be authorised to issue an enforcement notice in respect of the breach of condition 3 of planning permission 614387, requiring the following:
  - (1) Within two months, to cease using the ground floor area of the building as living accommodation.
  - (2) Within two months, to remove all domestic furniture, internal walls, fixtures and fittings including the kitchen and sanitary ware from the ground floor area of the building and replace the garage doors in accordance with plans approved for planning application 614387.
- (iv) in the event of the failure to complete the S106 agreement within the 4 week period detailed above, the Borough Planning Officer **be authorised to refuse** planning permission 621553 (for the retrospective S73 application to allow the conversion of the triple garage into living accommodation without compliance with condition 3 of planning permission 614387) for the following reason:
 

The development is inappropriate in this Green Belt location and contrary to Policy C4 of the Berkshire Structure Plan, Policies 8 and 11 of the GBLP, GB4 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating proposed changes and advice contained in PPG2 Green Belts and PPG7 The Countryside.
- (v) the Borough Solicitor be authorised to proceed with court action to secure compliance with the following Covenant of the agreement dated 30 January 1991 made pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended):

"2(a) that the development should only be used as a garage and groom's quarters ancillary to the dwelling house known as "Greenacres". (Note: Novello House was formerly known as "Greenacres")

**CON 1/99**

**19 Yorktown Road, Sandhurst.  
Unauthorised erection of timber  
structure.**

**RESOLVED** that no further action be taken in respect of the erection of this structure.

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

**RESOLVED** that the reports be noted.

**124. Report on Planning Applications Received (Item 4)**

The supplementary report of the Borough Planning Officer was tabled and the Sub Committee noted the additional information contained therein relating to applications 623684, 624171, 624173, 624376, 624392, 624223, 624176, 624307, 624181, 624320, 624189, 624369, 624253, 624376, 624309, 624399, 624468, 624481, 624230, 624517, 624322, 624388 and 624487.

**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 this application and withdrew from the meeting during consideration of this item.*

The Sub Committee noted that local ward members and Binfield Parish Council were satisfied with the revised proposals for a two storey development.

**RESOLVED** that, subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation relating to the provision of a financial contribution towards integrated transport measures and educational facilities in the area, the Borough Planning Officer be **authorised to approve** the application subject to the following conditions:

- (1) A1 Outline planning permissions – delete "the means of access thereto".
- (2) A1(A) Insert condition 1.
- (3) A1(B)
- (4) A1(C)
- (5) C3 Details of tree protection etc  
Add last two sentences in condition C1 "No storage.....to be retained".

- (6) C5 Replacement of damaged vegetation.
- (7) C9 Screen walls and fences.
- (8) C18 Site survey- outline planning permission
- (9) F1 Number of storeys (Insert "Two").
- (10) L1 On site refuse storage
- (11) P2 Parking for wheelchair disabled people
- (12) W2 Site organisation (building operations)
- (13) HA3 Access constructed before construction (approved drawing).  
Insert after "have been" "widened and".
- (14) HA21 Visibility splays before development.  
2.4m x 90m "widened access onto Terrace Road South".
- (15) HA23 Vehicle parking provided.

#### **The Post Office, High Street, Bracknell.**

##### **Application No. 624171**

**Erection of side and rear extensions to Post Office building following demolition of sorting office to rear. Retention of Post Office counters and change of use of remainder of building to Class A3 (food and drink) use together with one residential unit (Class C3). Formation of footpath link to The Ring.**

##### **Application No. 624173**

**Outline application for the erection of office building (1950 sq m) in yard to rear of Post Office with associated parking and alterations to access following demolition of part of sorting office building.**

**RESOLVED** that, subject to the applications not being called in by the Government Office for the South East,

- (i) subject also to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation relating to the provision of a footpath between The Ring and High Street and its dedication as a public right of way, **application 624171** be **approved** subject to the following conditions:

- (1) A2 Full permission – implementation.
- (2) B3 Approved plans:

Dwg 1352/12 Site Plan  
 Dwg 1352/5D Ground floor and Site Layout  
 Dwg 1352/6B First Floor Plan  
 Dwg 1352/8C Elevations  
 Dwg 1352/9B Elevations  
 Dwg 1352/10B Basement Plan  
 Dwg 1352/11E Site arrangement

- (3) E2 Material samples to be submitted.
- (4) The building shall not be first used for Class A3 purposes until facilities for pedestrian access from the High Street to the building (including ramped access for people with disabilities) have been provided. The pedestrian facilities shall thereafter be retained for use by pedestrians and shall not be obstructed in any way.
- (5) The building shall not be first used for Class A3 purposes until the first floor residential unit identified on drawing 1352/6B has been provided. The residential unit shall thereafter be retained and shall not be used for any use falling within Class A3 of the Town and Country Planning (Use Classes) Order (or any Orders revoking or re-enacting that Order) unless otherwise agreed in writing by the Local Planning Authority.
- (6) HA3 Access constructed before development.
- (7) HA20 Visibility splays before occupation.
- (8) The dwelling shall not be occupied and the building shall not be used for Class A3 use until a car parking space has been marked out, including the erection of a sign, and provided for the residential use in accordance with the approved plan. The sign shall state that the car parking space is reserved for the occupant of the flat and the details of the sign (its size, location and wording) shall be submitted to and approved in writing by the Local Planning Authority. The sign shall be erected in accordance with the approved details and thereafter be retained. The space shall thereafter be kept available only for car parking for the occupier of the residential use at all times.
- (9) A scheme of external building lighting shall be submitted to and approved in writing by the Local Planning Authority and implemented before the building is first used for Class A3 purposes. The scheme shall include details of the position, design, intensity and hours of operation of lighting and shall include lighting for the pedestrian footpath between The Ring and High Street. No external lighting shall be provided other than in accordance with the approved scheme.
- (10) Before the development hereby permitted commences, a scheme shall be agreed in writing with the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The measures included in the approved scheme shall be implemented and shall be retained unless written agreement is given by the Local Planning authority to their variation.



- (11) The hours of operation of the Class A3 use shall be restricted to 0700 hours to 2230 hours on Sunday and 0700 hours to 2300 hours Monday to Saturday.
- (12) No music and/or any other amplified sound shall be audible at the boundary of any nearby residential property.
- (ii) subject also to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a planning obligation relating to:
  - (a) a financial contribution towards public transport,
  - (b) the submission and implementation of a Green Commuter Plan,
  - (c) a financial contribution towards public art/environmental improvements,
  - (d) the provision of a footpath between The Ring and High Street and its dedication as a public right of way,

the Borough Planning Officer be **authorised to approve application 624173** subject to the following conditions:

- (1) A1 Outline planning permission (Delete "siting and means of access thereto").
- (2) A1(A)
- (3) A1(B)
- (4) A1(C)
- (5) B3 Approved plans:  
Drawing 1352/12 Site Plan.  
Drawing 1352/11E Site arrangement (Siting and means of access).
- (6) C7 Implementation of approved landscaping scheme.
- (7) G1 Levels/finished floor levels.
- (8) The gross external floorspace of the building hereby approved shall not exceed 1950 sq m. This floorspace includes staircases, corridors, wc's and plant rooms.
- (9) L3 Restriction on storage outside the building.
- (10) P2 Parking for wheelchair disabled people (3 car parking spaces to replace "a proportion of car parking spaces").
- (11) P1 Access to the building for people with disabilities.
- (12) HA5 Access constructed before occupation.
- (13) HA10 Access closure with reinstatement.
- (14) HA19 Maintenance of visibility splays.

- (15) HA27 Vehicle parking in accordance with the approved plan.
- (16) The building shall not be occupied until cycle parking has been provided to a standard of one space per 200 sq m office floorspace in accordance with the approved plan. The cycle parking shall thereafter be kept available for use at all times.
- (17) The office building hereby approved shall not be occupied until the Class A3 use and the residential unit indicated in planning permission reference 624171 have been first brought into use within the Post Office building fronting the High Street.
- (18) Before the development hereby permitted commences, a scheme shall be agreed in writing with the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site. The measures included in the approved scheme shall be implemented and shall be retained unless written agreement is given by the Local Planning Authority to their variation.

**Sandhurst Garage, Yorktown Road, Sandhurst.**

**Application No. 624367**

**Change of use of ground floor from car showroom and petrol sales kiosk to office use with changes to fenestration of south elevation and installation of new canopy over entrance. Formation of car parking area following removal of petrol pumps and canopy from garage forecourt.**

**Application No. 624392**

**Erection of 33 sheltered apartments for the elderly, managers accommodation and communal facilities with associated car parking following demolition of garage buildings.**

It was noted that comments had been received from nearby residents, only one of which objected, in addition to comments from Sandhurst Town Council.

**RESOLVED that**

(i) **application 624367 be approved** subject to the following conditions:-

- (1) A2 Full permission – implementation
- (2) B3 Plans as received (drawings 9201/21B and 22A)
- (3) E3 Details of materials to be submitted
- (4) C6 Details of hard and soft landscaping
- (5) C7 Implementation of approved landscaping scheme

- (6) C9 Details of walls and fences (delete "screen")
  - (7) C10 Retention of landscaped areas
  - (8) The ground floor offices hereby permitted shall not be occupied until the north facing window at first floor level so indicated on drawing 9201/22A has been permanently fixed shut and glazed with obscure glass. It shall thereafter be retained in this condition.
  - (9) The ground floor offices 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.
  - (10) HA5 Access constructed before occupation (approved drawing).
  - (11) HA10 Access closure with reinstatement ("accesses").
  - (12) HA20 Visibility splays before occupation
  - (13) HA25 Vehicle parking and turning space (approved drawings) – ("The ground floor offices shall not be occupied...space for vehicle and cycle parking...")
  - (14) W2 Site organisation (building organisations).
  - (15) The development hereby permitted shall not be begun until details of the refuse store and cycle parking have been submitted to and approved in writing by the Local Planning Authority. The structures shall be constructed only in accordance with the approved details
  - (16) The development hereby permitted shall not be occupied until the two workshop buildings have been removed and all the garage related uses on the remainder of the Sandhurst Garage site have ceased.
  - (17) HA27 Provision of parking spaces (approved drawing) – ("The ground floor offices shall not be occupied...surfaced and marked out....")
- (ii) 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) an age restriction – minimum age of 60 with a provision for a spouse of 55 (minimum age);
  - (b) the use of 5 car parking spaces on land to the south for visitor parking outside normal office hours,

the Borough Planning Officer be **authorised to approve application 624392** subject to the following conditions:

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received (drawings 10/857/P001C, 002C, 003C, 004C, 005C, 006B and 007B.

- (3) E2 Samples of materials to be submitted.
- (4) C3 Details of tree protection etc.
- (5) C4 Protective fencing.
- (6) C6 Details of hard and soft landscaping.
- (7) C7 Implementation of approved landscaping scheme.
- (8) C9 Details of walls and fences (delete screen").
- (9) C10 Retention of landscaped areas
- (10) D4 Obscured glazing – (windows indicated on the approved drawing).
- (11) None of the apartments hereby permitted shall 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.
- (12) HA5 Access constructed before occupation (approved drawing).
- (13) HA10 Access closure with reinstatement ("access").
- (14) HA27 Provision of parking spaces (approved drawing) – ("No dwelling...marked out...").
- (15) W2 Site organisation (building operations).
- (16) G1 Levels/finished floor level.
- (17) The development hereby permitted shall not be occupied until the petrol filling station structures (pumps and canopy) have been removed and all the car related uses on the remainder of the Sandhurst Garage site have ceased.

**Application No. 624223**

**Bewes Stud Farm, Prince Albert Drive, Winkfield.**

**Change of use of land to stud farm and siting of mobile home to provide temporary accommodation.**

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 35 letters of objection had been received in addition to the comments of Winkfield Parish Council, the Society for the Protection of Ascot and the Environs and Kings' Ride Residents Association.

**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 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) The mobile home hereby permitted shall be occupied only by Miss A K Haydon and shall be for a limited period being the period of 3 years from the date of this permission, or the period during which the mobile home is occupied by Miss A K Haydon, whichever is the sooner.
- (2) The mobile home hereby permitted shall be removed and the land restored to its former condition on or before 3 years from the date of this permission.
- (3) The mobile home shall be located as indicated on the block plan (unnumbered) received on 23 October 1998 and shall not be moved elsewhere on the site unless agreed in writing by the Local Planning Authority.
- (4) Prior to the mobile home being stationed on the site, details of the colours to be used for the external surfaces shall be submitted to and approved in writing by the Local Planning Authority.

**Land Rear of 3A, 4 and 5 Woodend Close, Winkfield.**

**Application No. 624151**

**Submission of details of design and external appearance for a detached bungalow pursuant to outline permission 623307.**

**Application No. 624307**

**Erection of detached bungalow including re-alignment of fence to rear of No.3A Woodend Close to improve vision splay.**

It was noted that letters of objection had been received.

**RESOLVED** that

(i) **application 624151 be approved** subject to the following conditions:-

- (1) B3 Plans as received Drawing no 9594/01B.
- (2) D3 House extensions - restrictions on additional window/door openings facing north west and 28 King Edwards Road.
- (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders re-enacting that Order) no extensions to the bungalow, nor additions or alterations to the roof nor any building or enclosure swimming or other pools shall be constructed without the prior written permission of the Local Planning Authority.
- (4) The building shall not be occupied until access to the building entrance to meet the needs of people with disabilities have been

provided in accordance with details submitted to and approved by the Local Planning Authority. The facilities shall thereafter be permanently retained.

- (ii) the applicant be advised that had an appeal not been lodged in respect of non-determination, the Planning Control Sub Committee would have **refused application 624307** for the following reason:

The proposal represents an undesirable overdevelopment of the site which would appear unduly cramped, to the detriment of the character and amenities of the area, and would also be harmful to the amenities of adjoining properties by reason of overbearing effect. The proposal would therefore be contrary to policies H1 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes

**Application No. 624320**

**Land at Warfield Park, Warfield.**

**Application for use of land for the siting of 43 mobile homes, with ancillary sheds and garages, and construction of associated access roads and car park to rear of Myrnong following demolition of existing garage serving Myrnong. Retention of woodland to west for informal recreational use associated with Warfield Park Homes site. Erection of 1.2m high walls (with 1.8m high piers adjacent to entrance) forming entrance feature at access to site from Harvest Ride.**

It was noted that letters of objection had been received in addition to the comments of Warfield Parish Council, English Nature and Bracknell and District Urban Wildlife Group.

**RESOLVED** that, subject to

- (i) the notification of the application to the Secretary of State as a departure from the development plan;
- (ii) no objection to the proposed development being received as a result of the statutory publicity given to this application raising matters that are not covered by this report ;and
- (iii) 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) the management of the western part of the site as woodland used for informal recreation purposes associated with the Warfield Park homes estate,
  - (b) measures to mitigate any adverse effect on wildlife during and after the proposed development,

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

- (1) A2 Full permission – implementation
- (2) The mobile homes, sheds and garages hereby permitted shall be sited only in accordance with drawing 97061/05B (or any plan or letter subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plan and details).
- (3) C1 Protection of trees etc (drawing no. 97061/05B)
- (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
- (8) C10 Retention of landscaped areas
- (9) The development hereby permitted shall not be begun until details of any associated changes to ground levels have been submitted to and approved by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.
- (10) The garages and sheds shown on drawing 97061/05B shall remain on the site only for the period during which the mobile homes (to which they are individually ancillary) remain on their respective plots. The garages and sheds shall be removed within 1 month of the removal of the respective mobile homes, and the ground surface shall be restored to lawn or garden, unless otherwise agreed in writing by the Local Planning Authority.
- (11) No mobile homes, sheds, garages or other buildings other than those shown on drawing 97061/05B shall be placed on the site.
- (12) HA16 Roads to be provided - ("No mobile home shall be occupied until the road/drive serving it...")
- (13) HA25 Vehicle parking and turning spaces (approved drawing) - ("No mobile home shall be occupied...")
- (14) HA30 Garages retained for vehicle parking.
- (15) The development hereby permitted shall not be begun until the applicant has secured the implementation of a programme of works in accordance with a written scheme of archaeological investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- (16) E3Details of materials to be submitted (external surfaces of mobile homes)

**Application No. 624399**

**46-48 High Street, Crowthorne.  
Change of use from retail use (A1) to  
hot food take away use (A3).**

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

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

The proposal would result in smells, noise and disturbance to the amenities of the occupiers of adjoining and nearby residential properties contrary to Policy EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Proposed Changes.

**Application No. 624468**

**2 New Road, Sandhurst.  
Retention and completion of car port.**

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

**Application No. 624485**

**414 Yorktown Road, Sandhurst.  
Continued use of land for the sale  
and display of motor vehicles and the  
proposed siting of a portable office  
unit (2.81m x 2.59m).**

The Sub Committee noted that letters of objection had been received in addition to the comments of Sandhurst Town Council.

**RESOLVED** that

- (i) the application be **refused** for the following reasons:
  - (1) The site is located within a local shopping parade as identified in the Sandhurst-Crowthorne Local Plan and the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Proposed Changes and the proposed use would be harmful to the environment, appearance and attraction of this parade.
  - (2) The use is detrimental to the amenities of adjoining residential properties.
  - (3) Insufficient manoeuvring space is provided within the vehicle display and sales area to allow on-site turning of vehicles which could result in vehicles being reversed into Yorktown Road and over the public footpath to the detriment of road safety and the convenience of road users.
- (ii) the Borough Solicitor be authorised to pursue enforcement action to require:
  - (a) The cessation of the unauthorised use of the land for the sale and display of motor vehicles.  
Suggested compliance period : 1 month.
  - (b) The removal of all vehicles and equipment associated with the use from the land.  
Suggested period for compliance: 1 month.
  - (c) The removal of the office/shed.



Suggested period for compliance: 1 month.

- (iii) in the event of failure to comply with the requirements of the notices, the matter be allowed to proceed to legal action in the Magistrates' or County Court as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

**Application No. 624176**

**Land at Shorland Oaks (between Nos. 29 & 32), Warfield.**

**Erection of 4 no. two bedroomed semi-detached houses and 3 no. two bedroomed terraced houses with associated car parking (in place of 7 dwellings approved under outline planning permission 619845).**

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

**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 the provision of financial contributions to off-site community, educational and recreational facilities, the Borough Planning Officer be **authorised to approve** the application subject to the following conditions:

- (1) A2 Full permission - implementation.
- (2) B3 Plans as amended: Drawings 871B (date stamped 9 March 1999) and 871-2C.
- (3) C2 Details of tree protection etc. - (Drawing no. 871-2C)
- (4) C7 Implementation of approved landscaping scheme.
- (5) C9 Details of walls and fences.
- (6) C10 Retention of landscaped areas.
- (7) D6 Restrictions on house extensions (plots 3-5).
- (8) E2 Samples of materials to be submitted.
- (9) G1 Levels/finished floor levels.
- (10) W2 Site organisation (building operations).
- (11) The development hereby approved shall not be begun until a scheme for protecting the proposed dwellings and gardens from noise from external sources has been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until any works which form part of the approved scheme have been completed.
- (12) HA25 Vehicle parking and turning ("No dwelling...provided and marked out")

**Application No. 624181**

**Land at Carriageways, Warfield Park, Warfield.**

**Outline application for erection of 4 no. detached houses and access following demolition of existing dwelling and outbuilding and provision of passing bay on north side of Warfield Park Drive.**

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

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

**Application No. 624256**

**Land east of The Squirrels Public House, North Street, Winkfield.**

**Section 73 application to allow change of use of land to form additional car park without compliance with condition 7 of planning permission 621697 requiring the construction of a stock proof fence.**

The comments of Winkfield Parish Council were noted.

**RESOLVED** that

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

The erection of the stock proof fencing is required to give protection pending the establishment of the hedge and to screen the development and to define the extent of the permitted car park in the interests of protecting the character of the Green Belt.

- (ii) in respect of the breach of condition 7 of planning permission 621697, the Borough Solicitor be authorised to issue an enforcement notice with the following requirements:

Details of stock proof fencing shall be submitted to the Local Planning Authority for approval and, if necessary, amended and resubmitted until approval has been secured, the agreed stock proof fence shall then be constructed in accordance with the details shown on planning permission 621697.

Period for compliance: 4 months

- (iii) in the event of failure to comply with the requirements of such notice, the matter be allowed to proceed to legal action as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

**The Old Hatchet Public House, Hatchet Lane, Winkfield.**

**Application No. 624189**

**Listed building application for the erection of single storey rear extension and internal alterations. Demolition of outbuildings and construction of additional car parking spaces.**

**Application No. 624190**

**Erection of single storey rear extension, internal alterations and demolition of outbuildings and construction of car parking spaces.**

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

**RESOLVED that**

- (i) subject to the receipt and consideration of any further representations arising from the advertisement of the proposal as a departure from the development plan which raises issues not covered in this report, the Borough Planning Officer be **authorised to approve application 624190** subject to the following conditions:
  - (1) A2 Full permission - implementation.
  - (2) B3 Plans as received.  
Drawing nos. 98:30/3B/4/6/7B/8A/9A/30/31/37A/38, 98/33/5 and fencing details (unnumbered) received 19 November 1998.
  - (3) E2 Samples of materials.
  - (4) C3 Details of tree protection.
  - (5) C4 Protective fencing.
  - (6) C5 Damaged vegetation.
  - (7) C6 Details of hard and soft landscaping.
  - (8) C7 Implementation of landscaping.
  - (9) The extension shall not be occupied until the car parking spaces have been marked out in accordance with the approved plan; the parking spaces allocated to people using wheelchairs shall be clearly and permanently marked with the Universal Wheelchair Symbol. The spaces shall thereafter be kept continuously available for parking purposes.
  - (10) HA5 Access constructed before occupation (approved drawing).

("The extension shall not be occupied ... access has been...")

- (11) HA20    Visibility splays before occupation.  
("The extension shall not be occupied until ...")
  - (12) The extension shall not be occupied until access to the rear building entrance to meet the needs of people with disabilities has been provided in accordance with details submitted to and approved by the Local Planning Authority. The facilities shall thereafter be permanently retained. The rear building entrance shall remain open and available for use during opening hours.
  - (13) The development hereby permitted shall not be begun until details of the entrance to the WC facility, handrails adjacent to internal steps and colouring of the steps have been submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the occupation of the development hereby permitted and thereafter shall be permanently retained.
  - (14) HA7      Access Detail (Insert 4.6m...6.0m).
  - (15) The extension shall not be occupied until a 2.0 metre wide footway has been constructed on the north side of Hatchet Lane between the footpath to the east and west of the Old Hatchet Public House in accordance with the approved drawing. Any statutory undertaker equipment or street furniture shall be resited to provide an unobstructed footway.
  - (16) HA27    Provision of parking spaces (approved drawing).
- (ii) Listed Building consent be **granted** in respect of **application 624189** subject to the following conditions:
- (1) A3      Implementation.
  - (2) LB6      Internal features.
  - (3) LB21    External works.
  - (4) No work should take place to the rear wall before a time when a specialist nominated by the Local Planning Authority can be present to maintain a watching brief. If any of the historic framing is discovered then the walls should be retained intact and reinstated. The size and number of intrusions should be limited to the minimum necessary to ascertain this fact.
  - (5) E2      Samples of materials to be submitted.
  - (6) LB23    Further details of internal treatments.  
(Insert "the timber frame")

**Application No. 624206**

**Scotlands    Farm,    Forest    Road,  
Warfield.  
Retention    of    use    of    former  
agricultural    building    as    office**

**accommodation and pitched roof to replace the former flat roof on part of the building.**

The comments of Warfield Parish Council were noted.

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

- (1) B3 Plans as received 16 October 1998
- (2) A6 Personal to Mr & Mrs R Hipkin.
- (3) Within one month of the date of this permission, a scheme for the parking of a maximum of 4 (no.) visiting employees' and visitors' vehicles shall be submitted to the Local Planning Authority for approval, and, if necessary, amended and resubmitted without delay. The agreed scheme shall be implemented within six months of the date of this permission (expiring on 25 September 1999), failing which, the office use of the building shall cease.
- (4) Following compliance with condition (3) above there shall be no employee or visitor vehicle parking outside the four (4 no.) approved parking spaces.
- (5) The use hereby permitted shall be restricted to the hours of 08:00 hours to 18:00 hours Monday to Friday inclusive, 9:00 hours to 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

**Application No. 624369**

**Mews Cottage, Hatchet Lane,  
Winkfield.  
Erection of two storey extension.**

A site visit had been held in respect of this application on Saturday 20 March 1999 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Flood, Mrs Hayes, Jones, Mrs Pile, Sargeant, Thompson, Ward and Wheaton.

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

**RESOLVED** that consideration of this application be **deferred** to allow discussions on design issues to be held between the Borough Planning Officer and the applicant.

**Application No. 624253**

**8 Longdown Road, Sandhurst.  
Outline application for the erection of  
1 no. five bedroomed detached  
house and garage following  
demolition of existing bungalow.**

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

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

- (1) The proposal is likely to result in an increase in the number of vehicle movements to the site, to the detriment of the amenities of the occupants of the adjacent residential property, contrary to policy OS1 of the Berkshire Structure Plan 1991 - 2006, policies H1 and H2 of the Sandhurst Crowthorne Local Plan and policies H1 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.
- (2) The proposal is likely to result in increased pressure for the removal of existing mature trees on the site which are considered important to the maintenance of the character and appearance of the townscape. The impact of the development would therefore be contrary to policies EN1 and C9 of the Berkshire Structure Plan 1991 - 2006, EN1 and EN8 of the SCLP and policies EN1 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

**Application No. 624376**

**The Barn, Handpost Farm House,  
Bracknell Road, Winkfield.  
Section 73 application to allow use of  
barn by a maximum of 5 persons,  
other than A M Voller, without  
compliance with conditions 1 and 3  
of planning permission 621549.**

The comments of the Parish Council were noted.

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

- (1) There shall be no more than 5 persons employed in the barn at any one time.
- (2) The areas denoted on the plan for additional parking for the house and barn, received 21 December 1998, shall be kept continuously available for the use of employees and visitors to the barn and house.

**Application No. 624309**

**15 Addiscombe Road, Crowthorne.  
Erection of detached garage after  
demolition of existing garages and  
shed.**

The comments of the Parish Council and a letter of concern were noted.

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

- (1) A2 Full permission - implementation
- (2) B1 Plans as amended - insert "AR/04 received 22 February 1999"
- (3) E2 Samples of materials to be submitted
- (4) The outbuilding hereby permitted shall only be used for domestic purposes incidental to the use of the dwellinghouse as a residence and shall not be converted into living accommodation or be used for any other purpose.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no windows or doors shall be constructed (other than those expressly authorised by this permission) in the walls of the development facing north and south.
- (6) The louvred shutters forming air vents in the north and south elevation serving the first floor attic room shall be fixed to remain permanently closed and shall not form an additional opening.
- (7) HA5 Access constructed before occupation.  
Delete "No dwelling/building shall be" insert "The development hereby permitted shall not be"
- (8) HA10 Access closure with reinstatement.
- (9) HA25 Vehicle parking and turning spaces  
Delete "No dwelling/building shall be " insert "The development hereby permitted shall not be"
- (10) HA30 Garages retained for vehicle parking
- (11) C6 Details of hard and soft landscaping
- (12) C7 Implementation of approved landscaping scheme

**Application No. 624522**

**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 letter of objection was noted.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - Drawing Nos PLA 10/98 1C and 2E.
- (3) E1 Materials to match existing building.
- (4) HA5 Access constructed before occupation.  
(Delete: "No dwelling/building shall" Insert: "The extension shall not")  
(Insert "widened and" after " access has been").
- (5) HA24 Vehicle parking in accordance with approved plan  
(Delete: "No dwelling/building shall" Insert: "The extension shall not").
- (6) HA30 Garage retained for vehicle parking.

**Application No. 624165**

**Land at Fernbank Shopping Parade,  
Fernbank Road, Winkfield.**

**Removal of slabbed forecourt and lay-by and construction of 12 parking bays and associated accessways.  
Erection of new bins, cycle racks and pole mounted hanging baskets.  
Relocation of 2 no. street lamps.**

Letters commenting on the proposal but not objecting to it were noted, in addition to the comments of Winkfield Parish Council.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received K4972/4281/1/A
- (3) HA5 Access constructed before development.  
"The vehicle parking areas shall not be brought into use until the accesses have..."
- (4) HA20 Visibility splays before occupation.  
"Before the vehicle parking areas are brought into use visibility splays of 2.5 x 90m shall be provided at the new access points onto Fernbank Road. These areas shall..."
- (5) HA27 Provision of parking spaces (approved drawing)  
"The vehicle parking areas shall not be brought into use until the vehicle parking areas have been properly surfaced and marked out/provided in accordance with the approved drawing. The spaces..."

**Application No. 624408**

**28 Cambridge Road, Crowthorne.  
Erection of two storey rear and single storey rear and side extensions.**

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  
Insert "5008/02 and site plan received 8 January 1999"
- (3) E1 Materials to match existing building
- (4) HA24 Vehicle parking in accordance with approved plan  
Delete "No dwelling/building shall"  
Insert "The development hereby permitted shall not"
- (5) D4 House extensions - obscure glazing  
Insert 1 "bathroom and bedroom"  
Insert 2 "east and west"



**Application No. 624279**

**17 Wellington Road, Crowthorne.  
Erection of a two storey side  
extension and conversion of dwelling  
as extended into 2 no. three  
bedroomed flats with associated  
parking.**

One letter and the comments of Crowthorne 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 98/06/100A and 101A.
- (3) E2 Samples of materials to be submitted.
- (4) D3 House extensions – restrictions on additional window/door openings.  
(Insert “Facing no. 21 Wellington Road”).
- (5) D4 House extensions – obscured glazing.  
(Insert “The bathroom window of the first floor flat shall...”).
- (6) Q9 Submission of a noise insulation scheme.
- (7) The building shall not be occupied until access to the building entrances to meet the needs of people with disabilities have been provided in accordance with details submitted to and approved by the Local Planning Authority. The facilities shall thereafter be permanently retained.
- (8) HA5 Access constructed before occupation (approved drawing).  
(Insert “The building shall not be occupied until the access has been widened and constructed ...”).
- (9) HA24 Vehicle parking in accordance with approved plan.  
“The extension shall not be occupied...”).

**Application No. 624443**

**43 Ripplesmere, Bracknell.  
Erection of single storey front  
extension and change of use of open  
space to garden area.**

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) B2 Amended plans received on 23/2/99.
- (3) E1 Materials to match existing building.

**Application No. 624481**

**4 School Hill, Sandhurst.  
Erection of two storey side  
extension.**

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

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

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

The design of the proposed development is unsatisfactory in that the scale and massing of the extension would adversely affect the amenities of the adjoining property to the south. The proposal is therefore contrary to policies H1 and EN8 of the Sandhurst/Crowthorne Local Plan and policies H2 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

**Application No. 624494**

**Crown Wood Primary School,  
Opladen Way, Bracknell.  
Retention of existing temporary  
building forming 5 no. classrooms,  
WC's and staff rooms on a  
permanent basis. (Regulation 3  
application).**

The comments of Bracknell Town Council were noted.

**RESOLVED** that the application be **approved**.

**Application No. 624230**

**43 Westmorland Drive, Warfield.  
Erection of single storey side  
extension involving enlargement of  
curtilage with relocation of boundary  
fence.**

A site visit had been made in respect of this application on Saturday 20 March 1999 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Flood, Mrs Hayes, Jones, Mrs Pile, Sargeant, Ward and Wheaton.

The comments of Warfield Parish Council were noted.

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

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

The proposed extension and relocated fence would form an unacceptable overdevelopment of the site, which would be out of keeping with, and detract from, the character of the locality, and further would create an undesirable intrusion into an open area which contributes to the planned open aspect of this estate. As such the proposal would be contrary to policy EN5 of the North Bracknell Local Plan and policies EN21 and H2 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Changes.

**Application No. 624517**

**1 Octavia, Bracknell  
Erection of part single storey and  
part two storey side extension**

A site visit had been held in respect of this application on Saturday 20 March 1999 which had been attended by Councillors Barnard, Beadsley, Flood, Mrs Hayes, Jones, Mrs Pile, Sargeant, Thompson, Ward and Wheaton.

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

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

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

The proposed extension would result in over-development of the site and would be unduly prominent in the street scene, out of keeping with neighbouring dwellings and the planned character of the estate. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan 1991-2006 and policies H2 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

**Application No. 624462**

**157 Binfield Road, Bracknell  
Erection of single storey rear  
extension forming Chapel of Rest  
and interview room following  
demolition of existing store.  
Installation of new door on rear of  
Mortuary.**

Comments received from an adjoining owner 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. 938/14A and 15.
- (3) E1 Materials to match existing building.

**Application No. 624362**

**Dial House Hotel, Dukes Ride,  
Crowthorne  
Conversion of domestic garage to  
use as staff accommodation.**

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

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – drawing no. C174 and parking layout plan unnumbered received 31 December 1998.
- (3) D4 House extensions – amendment: “The top opening vent of the north facing window shall...”
- (4) D3 House extensions – restrictions on additional windows – insert “facing north and east”.
- (5) The garage conversion hereby permitted shall not be occupied at any time other than for staff accommodation ancillary to the use of Dial House Hotel.
- (6) HA25 Vehicle parking and turning spaces (approved drawing). Amend: “The building shall not be occupied...”

**Application No. 624400**

**19 Upavon Gardens, Forest Park,  
Winkfield.  
Erection of two storey side extension**

The Comments of Winkfield 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 no. 1587/1 and 2.
- (3) E1 Materials to match.
- (4) D3 House extensions – restrictions on additional windows facing no. 17 Upavon Gardens.
- (5) HA24 Vehicle parking in accordance with approved plan. “The extension shall not be occupied”.

**Application No. 624322**

**30 Farcrosse Close, Sandhurst  
Erection of part single storey, part  
two storey side and rear extension**

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

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

- (1) A2 Full permission – implementation.

- (2) B3 Plans as received – drawing no. 998/09/98/01 and the revised Block Plan and parking layout received on 25 January 1999.
- (3) E1 Materials to match existing building.
- (4) D3 House extensions – restrictions on additional window/door openings (side elevation).
- (5) D4 House extensions – obscure glazing (ground floor wc) (west).
- (6) HA6 Access constructed before occupation – details to be approved. (Delete “No dwelling/building shall” insert “The extension shall not” insert “and widened” after “constructed”).
- (7) HA24 Vehicle parking in accordance with approved plan. (Delete “No dwelling/building shall” insert “The extension shall not”).

**Application No.624382**

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

*Councillor Barnard 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 20 March 1999 which had been attended by Councillors Barnard, Beadsley, Mrs Doyle, Flood, Mrs Hayes, Jones, Mrs Pile, Sargeant, Ward and Wheaton. *Councillor Barnard had declared a pecuniary interest and took no part in the site meeting.*

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

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

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

- (1) The proposed two storey extension on the south west side of the property has an incongruous design, which is not satisfactorily integrated to the design of the existing dwellinghouse.
- (2) The proposed single storey extension on the north eastern side of the property would be unneighbourly in so far as it could have an overbearing impact on no.1 Sage Walk.
- (3) Taken together the two proposed extensions would result in a house of overbearing scale in relation to its neighbours, which would be out of keeping in this pleasantly designed estate and detrimental to the street scene.

**Application No.624388**

**6 Portman Close Bracknell.  
Erection of single storey front and two storey side extension.**

**Construction of dormers in rear elevation.**

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 - Drawing No JW/01/01
- (3) E1 Materials to match existing building
- (4) C6 Details of hard and soft landscaping  
Insert after "hard and soft landscaping": "of the front garden which shall include the provision of 3 parking vehicle spaces and planting alongside the house and side boundary,".
- (5) HA24 Vehicle parking in accordance with approved plan  
(Delete: "No dwelling/building shall" Insert: "The extension shall not")
- (6) HA30 Garage retained for vehicle parking

**Application No.624493**

**Medical Centre, County Lane,  
Warfield.  
Formation of dormer extension to  
accommodate staircase and  
installation of 4 no. rooflights.**

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

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 - insert drawing no. 1182.98 03.
- (3) E1 Materials to match existing building.
- (4) The staircase window facing east as shown on drawing no. 1182.98 03 shall be permanently glazed with obscure glass.

**Application No.624487**

**5 Sycamore Close, Sandhurst.  
Erection of part two storey, part  
single storey side extension and  
single storey rear extension  
following demolition of existing  
garage.**

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

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as received – Drawing Nos 899/99/01/01, 02, 03 & 04.
- (3) E1 Materials to match existing building.
- (4) HA24 Vehicle parking in accordance with approved plan  
(Delete: "No dwelling/building shall" Insert: "The extension shall not")
- (5) HA30 Garage retained for vehicle parking.
- (6) The garage accommodation hereby permitted shall only be used for the parking of private vehicles by the occupants of 5 Sycamore Close and no trade or business shall be undertaken within the development hereby permitted.

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

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

**RESOLVED** that the report be **noted**.

**126. Applications dealt with by the Borough Planning Officer under Delegated Power (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**.

**127. 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 7.30 pm and concluded at 11.00 pm.

**Chairman**