

PLANNING CONTROL SUB COMMITTEE

22 APRIL 1999

Present: Councillors Mrs Doyle (Chairman), Adams, Bailey, Mrs Ballin, Barnard, Fawcett, Flood, Good, Harrison, Jones, Mrs Pile, Ryan, Sargeant, Simonds, Mrs Sutcliffe, Taylor, Thompson, Ward, Wheaton and Worrall

Also present: Councillors Mrs Clifford and Grayson

Apologies for absence:
Councillors Birch, Mrs Hayes, Mrs Hirst and Piasecki

128 Substitute Members

The Sub Committee noted the attendance of the following substitute members under Standing Order 38:

Councillor Bailey for Councillor Piasecki
Councillor Good for Councillor Mrs Hirst
Councillor Harrison for Councillor Mrs Hayes
Councillor Mrs Sutcliffe for Councillor Birch

129 Minutes

RESOLVED that, subject to the inclusion of Councillor Worrall in the list of those present, the minutes of the meeting of the Sub Committee held on 25 March 1999 be approved as a correct record and signed by the Chairman.

130 Appeal Decisions Received (Item 1)

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

RESOLVED that the report be noted.

131 Breaches of Planning Control (Item 2)

The Borough Planning Officer reported on the following contraventions:

CON82/98

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

In the light of ongoing discussions, the Sub Committee

RESOLVED that consideration of possible enforcement action be **deferred**.
CON 60/98

**8 Longdown Road, Sandhurst.
Unauthorised erection of 3 no.
structures.**

The Sub Committee

RESOLVED that **no further action be taken** in respect of these structures.

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

RESOLVED that the reports be noted.

132 **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 624272, 624181, 624468, 623890, 624589, 624584, 624509, 624415, 624381, 624525, 624489, 624566, 624454, 624507 and 624550.

Application No 624272

Land at St Helens, Beverleigh, Mindon, High Lawn, Manor Mead, Lambourne and Chadderton, Rounds Hill, Bracknell.

Erection of 20 no. two bedroomed flats in 3 blocks, 4 no. two bedroomed terraced houses, 4 no. four bedroomed town houses, 4 no. three bedroomed semi-detached houses, 1 no. three bedroomed link detached house and 2 no. detached bungalows with associated car parking and formation of a new access road to Wokingham Road following demolition of existing dwellings.

A site visit had been held in respect of this application on Wednesday 21 April 1999 which had been attended by Councillors Adams, Barnard, Mrs Clifford, Mrs Doyle, Fawcett, Flood, Jones, Mrs Pile, Ryan, Sargeant, Simonds and Wheaton.

The Sub Committee noted that seven letters of objection/comment had been received, in addition to the comments of the Bracknell District Urban Wildlife Group. Two additional letters had been received commenting on amended plans.

RESOLVED that, subject to the prior completion of a legal agreement under s106 of the Town and Country Planning Act 1990 or other relevant legislation to secure a planning obligation relating to:-

- (a) the formation of a right turn lane on Wokingham Road,
- (b) affordable housing,

- (c) open space contribution,
- (d) community and educational contribution,

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

- (1) A2 Full planning permission - implementation
- (2) B3 Plans as amended 3010-98-01, 02, 03, 04, 05A, 06A (handed), 07, 08, 11 (handed), 12 (handed), 16D, 17 (handed), 18,19 (not roof plan), and 20
- (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
- (8) C10 Retention of landscaped areas
- (9) C16 Removal of permitted development rights (fences etc)
- (10) D4 Obscure glazing (east facing bathroom window at first floor level in flat block F19-20 and west facing bathroom windows at first and second floor level in flat block E1-6)....."
- (11) D6 Restrictions on house extensions (units B1-4 and C1-4)
- (12) E2 Samples of materials to be submitted
- (13) G1 Levels/finished floor level
- (14) The development hereby permitted shall not be begun until a scheme for protecting the proposed dwellings and private garden areas from noise from external sources has been submitted to and approved by the Local Planning Authority. All works that form part of the approved scheme as it applies to the protection of each dwelling shall be completed before that dwelling is occupied.
- (15) J2 Surface water drainage - delete "and sewage"
- (16) W2 Site organisation (building operations)
- (17) HA3 Access constructed before development (approved drawing) – "access"
- (18) HA10 Access closure with reinstatement - "accesses...footways..."
- (19) HA16 Roads to be provided ("no dwellings")
- (20) HA21 Visibility splays before development - 4.5m x 90.0m (junction of new

access with Wokingham Road)

- (21) HA27 Provision of parking spaces (approved drawing) - "No dwelling...space for vehicle parking and turning...surfaced and marked out.."
- (22) HA29 Communal parking (parking serving flats)
- (23) HA30 Garages retained for vehicle parking.
- (24) No part of the development shall be occupied until a right turn lane associated with the proposed access has been provided on Wokingham Road in accordance with a scheme to be submitted to and approved by the Local Planning Authority.
- (25) HA20 Visibility splays before occupation – "...until a visibility splay of 4.5m x 90m has been provided at the junction of Pollardrow Avenue with Wokingham Road (in eastward direction only). This area..."

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.

A site visit had been held in respect of this application on Wednesday 21 April 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Jones, Mrs Pile, Ryan, Sargeant, Simonds and Wheaton.

A letter had been received from the appellant requesting deferment, and the Sub Committee

RESOLVED that consideration of this application be **deferred** to allow further time for the applicant to consider how to proceed.

Application No 624468

2 New Road, Sandhurst.

Retention and completion of car port.

A site visit had been held in respect of this application on Wednesday 21 April 1999 which had been attended by Councillors Adams, Birch, Mrs Doyle, Jones, Mrs Pile, Sargeant and Simonds.

The Sub Committee noted eleven identical letters of objection received in addition to the two further letters and comments of Sandhurst Town Council.

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

- (1) B3 Plans as received and dated stamped 2 December 1998.
- (2) E1 Materials to match existing building

- (3) The north, south and west elevations of the car port shall remain open sided in accordance with the approved plan and shall not be infilled with walls, windows or doors without the prior written permission of the Local Planning Authority.
- (4) The car port hereby permitted shall only be used for the parking of private motor vehicles incidental to the use of the dwelling house as a residence and shall not be used for any other purpose.
- (5) HA30 Garage(s) retained for vehicle parking.

Application No 624489

**18 Harmans Water Road, Bracknell.
Erection of single storey front, and
two storey side extension.**

A site visit had been held in respect of this application on Wednesday 21 April 1999 which had been attended by Councillors Adams, Mrs Doyle, Jones, Mrs Pile, Sargeant and Simonds.

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

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

- (1) A2 Full permissions-implementation
The development hereby permitted shall be begun before the expiry of five years from the date of this permission
- (2) B3 Plans as received
The development hereby permitted shall be carried out only in accordance with the following plan:-
S714 (or any plan or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans)
- (3) The extension hereby permitted shall not be occupied until shrubs of suitable species have been planted within the landscaped area on the western boundary of the site to replace those to be removed. The replacement shrubs shall be planted in accordance with a scheme to be submitted for the written approval of the Local Planning Authority prior to the commencement of development. If any shrub dies within 5 years of the completion of the development, or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- (4) E1 Materials to match existing building
All new external materials to be used in the development shall match the appearance of those of the existing building.
- (5) HA5 Delete "constructed" and substitute "widened"
- (6) HA25 "The extension shall not be occupied..."

(7) HA30

Application No 624405

The White Bungalow, Hancombe Road, Sandhurst.

Erection of 2 no. 3 bedroom detached houses and 1 no. 4 bedroomed detached bungalow following demolition of existing dwelling.

The Sub Committee noted that seven letters of objection had been received in addition to three letters commenting on the application and the comments of the Sandhurst Town Council.

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

The proposal would result in a cramped form of development having an unsatisfactory relationship with neighbouring dwellings, which together with the loss of trees would be harmful to the character and appearance of the locality and the amenity of the occupiers of adjoining dwellings. The proposal would, therefore, be contrary to policies EN1 of the Berkshire Structure Plan 1991-2006, H2, EN1 and EN8 of the Sandhurst Crowthorne Local Plan and H1, EN1 and EN21 of the Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes.

Application No 624470

Oakwood Park Kennels, Waterloo Road, Binfield.

Section 73 application to relax condition no.1 of planning permission 619491 to allow permanent retention of 2 detached dog kennels.

The comments of Binfield Parish Council were noted.

RESOLVED that the application be **approved**.

Application No 624381

Site of Sunbreeze Animal Products, Terrace Road North, Binfield.

Retention of additional office floor space at first floor level and 5 no. velux windows (retrospective).

A site visit had been held in respect of this application on Wednesday 21 April 1999 which had been attended by Councillors Adams, Barnard, Mrs Doyle, Fawcett, Flood, Harrison, Jones, Mrs Pile, Ryan, Sargeant Simonds and Wheaton.

The Sub Committee noted that one letter of objection and one of support had been received.

RESOLVED that

- (i) the application be **refused** for the following reason:-
 - (1) The proposal constitutes an unacceptable form of development on defined Land Outside Settlements detrimental to the rural character of the area by reason of its impact and associated activity, contrary to policies OS1 and C1 of the Berkshire Structure Plan 1991 - 2006, policies E3 and EN8 of the North Bracknell Local Plan and policy EN8 of the Deposit Draft Bracknell Forest Borough Local Plan, incorporating Further Proposed Changes.
- (ii) the Borough Solicitor be authorised to pursue enforcement action to require:-
 - (a) The cessation of the unauthorised use of the first floor as office accommodation.
(Compliance period: 3 months)
 - (b) The removal of the internal staircase that serves the first floor office space.
(Compliance period: 3 months)
- (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 the Borough Planning Officer.

Application No 624525

Adjacent to Scout Hut, Leppington, Bracknell.

Erection of single storey modular unit, with fenced play area to provide a nursery for 24 children.

The Sub Committee noted a letter of objection from the Garden History Society, in addition to the comments of the Police Architectural Liaison Officer.

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as received - drawing nos. 126253-01A, 02B and 03
- (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) K1 Restriction to a specific use within a use class.
Insert1: “pre-school nursery”, insert2: “D1”
- (7) There shall be a maximum of 24 children receiving nursery services at the site and no child who has reached the age of 5 years shall receive such services unless he or she has not commenced full time primary education.

Application No 623890

**Hayley House, London Road,
Bracknell.**

**Erection of four storey detached
office building (1734.5 sq m) with
associated car parking, including
new decked car park to rear of Apex
House, following demolition of
existing office building.**

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

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:

- (a) the provision of a financial contribution towards integrated transport measures in the vicinity of the site, and
- (b) a scheme to address the temporary displacement of car parking to the rear of Apex House,

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received - Drawing nos. 568 101 Rev A, 102 Rev A, 103 Rev A and 104 Rev B date stamped 14 April 1999
- (3) C1 Protection of trees etc.
Insert: Drawing no. 568 101 Rev B date stamped 14 April 1999,
- (4) C2 Protective fencing for trees etc (implementation).
Insert: Drawing no. 568 101 Rev B date stamped 14 April 1999,
- (5) C6 Details of hard and soft landscaping.
- (6) C7 Implementation of approved landscaping scheme.
- (7) E2 Samples of materials to be submitted.
- (8) G1 Levels/finished floor level.
- (9) The office building hereby approved shall not be occupied until the ramped access to the entrance facing London Road has been provided in accordance with the approved drawings.
- (10) Before the development hereby permitted commences, a scheme shall be agreed with the Local Planning Authority which specifies the provisions to be made for the control of noise and vibration emanating from the site. The approved scheme shall be fully implemented
- (11) W2 Site organisation (building operations).

- (12) The 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.
- (13) The development hereby permitted shall not be begun until details of the refuse stores 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.
- (14) HA5 Access constructed before development (approved drawing).
- (15) HA10 Access closure with reinstatement ("The existing access footway...").
- (16) HA20 Visibility splays before occupation.
- (17) HA27 Provision of parking spaces (approved drawing) - ("The offices hereby permitted shall not be occupied...surfaced and marked out and cycle parking provided in accordance...").
- (18) Before the development is begun, details in respect of measures to:-
 - (i) minimise, re-use and recycle waste, including materials and waste arising from demolition;
 - (ii) minimise the pollution potential of unavoidable waste;
 - and
 - (iii) dispose of unavoidable waste in an environmentally acceptable manner

shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.
- (19) Before the development is begun, details of facilities for the separation and collection of different types of waste shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any building and thereafter be retained.
- (20) Development shall not be begun until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the environment when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.
- (21) The existing retaining wall on the western boundary of the site to the rear of Apex House, and that around the plane tree in the north-west corner of the site shall not be removed without the prior written approval of the Local Planning Authority.

Application No 624589

**St Mary's Church, Church Road,
Winkfield.**

**Installation of 3 no. back to back 1
metre high cross-polar panel
antennae within glass reinforced
plastic surround on existing tower
flagpole.**

The Sub Committee noted the receipt of five letters of objection in addition to the comments of the Chavey Down Association, the Maidens Green Society, the Listed Buildings Consultant at BABTIE and Winkfield Parish Council.

RESOLVED that, subject to the comments of English Heritage and the referral of the application to the Secretary of State as development affecting the setting of a Grade II* listed building, the application be **approved** subject to the following conditions:-

- (1) A2 Full permission - implementation.
- (2) B3 Plans as amended.
- (3) The apparatus hereby approved shall be removed from the site as soon as reasonably practicable after it ceases to be used for telecommunication purposes and the flag pole shall be restored in materials to match the existing.

Application No 624584

**Land at Fairwinds, Balliol Way,
Sandhurst.**

**Erection of 3 no. four bedroomed
detached houses and garages with
access from Balliol Way following
demolition of existing dwelling.**

The Sub Committee noted that a site visit had previously taken place some months ago. Three letters of objection in addition to the comments of Sandhurst Town Council were noted.

RESOLVED that, subject to the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and other empowering legislation to secure a planning obligation relating to a financial contribution towards integrated transport in Sandhurst, the Borough Planning Officer **be authorised to approve** the application subject to the following conditions:-

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received: Drg no's - 1291/02 and 06 and 07/B, 1291/04D (not levels).
- (3) E2 Sample of materials to be submitted.
- (4) HA3 Access constructed before development (refer to new access).
- (5) HA5 Access constructed before occupation (approved drawing) (add following "been" in first line "widened and") (- refer to existing access).

- (6) HA21 Visibility splays before development - add 2.4m and 33m - the new and existing access points to Balliol Way.
- (7) HA25 Vehicle parking and turning spaces (approved drawing).
- (8) HA30 Garage retained for vehicle parking.
- (9) D3 Restrictions of additional window/door openings (insert north and west).
- (10) D4 Obscured glazing (insert: first floor, insert 2: north and south).
- (11) C6 Details of hard and soft landscaping.
- (12) C7 Implementation of approved landscaping plan.
- (13) C9 Details of walls and fences.
- (14) D6 Restrictions on house extensions.
- (15) G1 Levels/Finished floor level.
- (16) The ridge of the roofs of the houses on plots 2 and 3 shall not exceed the level of the ridge of the roof on no. 54 Birkbeck Place by more than 1.1 metres. The ridge of the roof of the house on plot 3 shall not exceed the level of the ridge of the roof on no. 52 Birkbeck Place by more than 2.65m.
- (17) W2 Site organisation (building operations).

Application No 624509

**Cricketers Public House, Cricketers Lane, Warfield.
Siting of a residential mobile home.**

RESOLVED that:

- (i) the application be **refused** for the following reasons:
 1. The siting of the mobile home is contrary to policies for the protection of the character, function and appearance of land outside defined settlements as set out in Policy C2 of the Berkshire Structure Plan 1991 - 2006 (incorporating Alterations adopted in August 1997); policy EN8 of the North Bracknell Local Plan 1992, and policy EN8 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes (1997), and advised contained in Planning Policy Guidance Note 7, The Countryside 1997.
 2. The provision of the mobile home for the independent residential accommodation amounts to the provision of a new dwelling unit outside any defined settlement boundary. Such development is not acceptable except for in particular circumstances which do not apply in this case. The development is therefore contrary to policy H4 of the of the North Bracknell Local Plan 1992 and policy H5 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes (1997).

- (ii) the Borough Solicitor **be authorised to pursue enforcement action** to require:
 - (a) The cessation of the use of the land for the siting of a mobile home.
(Period for compliance one month)
 - (b) The removal of the mobile home and all associated equipment from the land.
(Period for compliance one 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 624415

**28 Yorktown Road, Sandhurst.
Retention of single storey rear extension forming covered area for moped parking.**

The Sub Committee noted the receipt of two letters of objection in addition to the comments of Sandhurst Town Council.

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

- (1) B3 Plans as received 4 March 1999.
- (2) Within one month of the date of this permission, details of the render to be used on the external elevations shall be submitted, and resubmitted as often as necessary, until approved in writing by the Local Planning Authority.
- (3) The exterior of the extension hereby approved shall be rendered in accordance with the details approved under condition 2 above within a period of 1 month from the date of the approval of such materials.
- (4) The extension hereby permitted shall be used for the parking of motor vehicles (including motor bikes) ancillary to the use of 28 Yorktown Road, Sandhurst and for no other purpose.
- (5) The garage door as shown on plans received on 4 March 1999 shall be installed within 3 months of the date of this permission.

Application No 624562

**Land at Warfield Road, Warfield.
Continued display of 4 no. non-illuminated free-standing signs and 3 no. flags on 7.5m high poles for a temporary period.**

The Sub Committee noted that one letter of objection had been received.

RESOLVED that the Advertisement Regulations Consent be **granted** subject to the following conditions:

- (1-5) Standard conditions of the Town and Country Planning (Control of Advertisements) Regulations 1992.
- (6) T7 Plan number - 2125/SIGN Rev B.
- (7) T4 Removal of advertisements - by 31 August 1999 or on the sale of the last house on the Redrow site to the west, whichever is the sooner.

Application No 624566

**7 Waterloo Road, Crowthorne.
Erection of two storey side extension
following demolition of existing
garage.**

The Sub Committee noted that two letters of objection had been received.

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

- (1) A2 Full permission - implementation
- (2) B3 Plans as received
insert "9601/01 and 9601/02 received 26 February 1999"
- (3) D3 House extensions - restrictions on additional windows
insert "9 Waterloo Road"
- (4) D4 House extensions - obscure glazing
insert 1 "garage window" insert 2 "9 Waterloo Road"
- (5) E1 Materials to match existing building
- (6) HA30 Garage retained for vehicle parking

Application No 624520

**3 Whistley Close, Bracknell.
Erection of single storey front
extension, two storey side extension
and single storey rear extension
forming conservatory.**

The Sub Committee noted the receipt of two letters of objection.

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

- (1) A2 Full permission - implementation
- (2) B3 Plans as received
1602.1, 1602.2, 1602.3, 1602.4, 1602.5 (as amended) & 1602.6
- (3) C5 Replacement of damaged vegetation
- (4) C6 Details of hard and soft landscaping
- (5) C7 Implementation of approved landscaping scheme
- (6) E1 Materials to match existing building

- (7) HA25 Vehicle parking and turning spaces (approved drawing)
- delete "No dwelling/building shall" and replace with "The extension shall not..."
- (8) W1 Wheel washing (building operations)

Application No 624406

**16 Benetfeld Road, Binfield.
Erection of first floor side extension
to house.**

The comments of Binfield Parish Council were noted.

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

- (1) A2 Full permission - implementation
- (2) B1 Plans as amended on 31 March 1999
- (3) E2 Samples of materials to be submitted
- (4) HA24 Vehicle parking in accordance with approved plan
- (5) HA30 Garage retained for vehicle parking

Application No 624454

**205 College Road, Sandhurst.
Erection of single storey side
extension and installation of
translucent roof to rear to form
covered area. Erection of 2.0m high
side boundary fence.**

The comments of Sandhurst 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 - drg no: 98/256/1, 3, 4, 5a and 6.
- (3) E1 Materials to match existing building.
- (4) D3 House extensions - restrictions on additional window/door openings,
insert 203 College Road.
- (5) HA24 Vehicle parking in accordance with approved plan.

Application No 624502

**Lane House, Goughs Lane,
Bracknell.
Use of annex to Lane House and
part of garden as a separate
dwellinghouse with garden.**

The Sub Committee noted the receipt of one letter of comment.

RESOLVED that, subject to no representations being received containing material objections to the application not covered in this report before the end of the period for comment, the Borough Planning Officer **be authorised to approve** the application subject to the following conditions:-

- (1) A2 Full permission – implementation
- (2) B3 Plans as received - Drawing No 5399/1
- (3) HA25 Vehicle parking and turning spaces
- (4) HA30 Garage retained for vehicle parking

Application No 624507

**96 Branksome Hill Road, Sandhurst.
Erection of one front facing and 2 no.
side facing dormers**

The comments of Sandhurst 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. 0199/01, 02,03B, 04 and 05 and 0398/06.
- (3) E2 Samples of materials to be submitted.
- (4) D3 House extensions - restrictions on additional window/door openings - insert 94 and 98 Branksome Hill Road
- (5) HA30 Garage retained for vehicle parking.

Application No 624516

**53 Nightingale Crescent, Bracknell.
Change of use from public open
space to private garden.**

The comments of Bracknell Town Council were noted.

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

- (1) A2 Full permission - implementation
- (2) B3 Plans as submitted INSERT “BFC/99/12/1”
- (3) C15 “Removal of permitted development rights (fences or any means of enclosure)”
INSERT 1: “area not to be fenced”
INSERT 2: “BFC/99/12/1”
INSERT 3: “12 February 1999”

Application No 624521

**85 Manston Drive, Bracknell.
Change of use from open space to
private use with erection of attached
single garage and drive.**

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

Application No 624563

**11 Braye Close, Sandhurst.
Erection of first floor side extension.**

The Sub Committee noted two letters of objection 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 - BC/394/01-07.
- (3) E1 Materials to match existing building.
- (4) D4 House extensions - Obscured glazing.
Insert 1: "landing window", insert 2: "facing nos. 2 and 4
Abingdon Road".
- (5) HA30 Garage retained for vehicle parking.

Application No 624533

**6 Juliet Gardens, Warfield.
Erection of single storey rear
extension.**

The Sub Committee noted the comments of Warfield Parish Council.

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

- (1) A2 Full permission - implementation
- (2) B3 Plans as received - Drg.no D40199
- (3) E1 Materials to match existing building
- (4) D3 House extensions - restrictions on additional windows/door openings -
insert "facing 6 and 8 Julius Hill"

Application No 624595

**Land Adjoining 103 Yorktown Road,
Sandhurst.
Erection of 1 no three bedroom
detached house and double garage
with access on to The Broadway.**

The Sub Committee noted two letters of objection in addition to the comments of Sandhurst Town Council.

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

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received - Drawing No ABR 02A as amended by revised drawings date stamped 7 April 1999
- (3) E2 Samples of materials to be submitted.
- (4) HA5 Access constructed before occupation (approved drawing)
- (5) HA24 Vehicle parking in accordance with approved plan
(Delete: "No dwelling/building shall" Insert: "The extension shall not")
- (6) HA30 Garages retained for vehicle parking

Application No 624550

**27 Francis Gardens, Warfield.
Erection of single storey rear extension and change of use of land to side of property from open space to enclosed garden by erection of 2m high wall.**

The comments of Warfield 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 GWS/26/99A date stamped 22/3/99.
- (3) E2 Samples of materials to be submitted.

Application No 624403

**1 Priestwood Square, Bracknell.
Installation of extractor duct to rear of property.**

The Sub Committee noted one letter of objection.

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

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received - Drawing no. N98/1147/2
- (3) All plant, machinery and equipment (including fans, ducting and external openings) to be used for the proposed development shall be installed, maintained and operated so as to minimise the transmission of noise and vibration into any part of the building to which it is attached, any neighbouring properties and the surrounding area. Details of the equipment and the means of installation and operation shall be submitted to and approved by the Local

Planning Authority before the equipment is used and thereafter it shall be permanently retained in full working order. The noise emitted from such equipment should be in compliance with BS4142/BS8223.

132 Building Regulation 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.

133 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.

133 Notification of Appeals Received (Item 6)

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

RESOLVED that the report be noted.

The meeting commenced at 7.30pm and concluded at 10pm.

CHAIRMAN