

PLANNING CONTROL SUB COMMITTEE

17 JUNE 1999

Present: Councillors Mrs Doyle (Chairman), Adams, Beadsley, Birch, Finnie, Fawcett, Flood, Grayson, Harrison, Mrs Hayes, Jones, Piasecki, Ryan, Sargeant, Simonds, Mrs Sutcliffe, and Thompson

Apologies for absence had been received from:
Councillors Mrs Ballin, Mills, Mrs Pile, Taylor, Ward, Wheaton and Worrall

13 Substitute Members

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

Councillor Finnie for Councillor Worrall
Councillor Harrison for Councillor Mills
Councillor Piasecki for Councillor Wheaton
Councillor Mrs Sutcliffe for Councillor Mrs Ballin

14 Minutes

RESOLVED that the minutes of the meeting of the Sub Committee held on 20 May 1999 be approved as a correct record and signed by the Chairman.

15 Urgent Items of Business Under Standing Order No.7

The Chairman gave notice that she had agreed to the addition of two items of urgent business to the agenda for the meeting.

- (a) Application 624284 Bracknell College Annex Site, Binfield Road, Bracknell. Consideration of the Planning (Section 106) Obligation in respect of Transportation Measures. An urgent decision was required in order to progress the required S106 agreement and enable the Planning consent to be issued.
- (b) CON 38/98 – Orsett House, Pigeonhouse Lane, Winkfield. Urgent consideration of matters relating to an enforcement notice appeal was required in order that the Council's officers had adequate time to prepare for the inquiry, if this continued to be necessary.

16 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.

17 Breaches of Planning Control (Item 2)

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

RESOLVED that the report be noted.

18 Miscellaneous Items (Item 3)

Application No 623060

3M (Formerly Winchester House) and Multi Storey Car Park, Land between Skimped Hill Lane, Bond Way and The Ring, Town Centre, Bracknell

Planning (Section 106) Obligations for a redevelopment for offices (with car park) and a mixed retail, residential and restaurant (with car park) building, following demolition of existing offices and multi-storey car park.

RESOLVED that

- (i) the Legal Agreement under Section 106 of the Town & Country Planning Act 1990 to be completed before the approval by the Borough Planning Officer of Planning Application No. 623060, be amended to include secure planning obligations relating to:
 - (a) instead of carrying out works; a financial contribution would be sought towards public highway works to be undertaken by the Borough Council, within the locality and including the re-arrangement of the access road serving the site and retaining and/or diverting the north/south cycleway;
 - (b) when more than 7,000 sq m of the new office building is occupied, the existing office block (3M House) is to be demolished within 6 months and once demolished, the site to be developed only for mixed retail, residential and restaurant uses; and
 - (c) not to commence the development prior to January 2000.
- (ii) Planning Condition No.3 be carried with details to be submitted for approval within 4 years (rather than the standard 3 years).

19 **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 624671, 624715, 624535, 624430, 624431, 624452, 624716, 624070, 624743 and 624734.

Application No 624671

Englemere Sawmill, London Road, Winkfield.

Use of site for preparation, storage and distribution of timber and fencing materials. Erection of new workshop and extension to existing workshop.

The Sub Committee noted that letters of objection had been received

RESOLVED that subject to:

- A Further submission and approval of an appropriate scheme for draining the site in order to control pollution, and
- B The notification of the application to the Secretary of State as a departure from the development plan

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

- (1) A2 Full permission - implementation
- (2) B2 Plans as amended
- (3) E3 Details of materials to be submitted
- (4) The site and buildings shall only be used for the preparation, storage and distribution of timber and fencing materials and for no other purpose.
- (5) No fencing, timber, or other materials shall be stored within 20 metres of the boundary of the site with London Road.
- (6) No fencing, timber, or other materials stored or kept outside of any building shall exceed 4 metres in height.
- (7) The buildings shown as "workshop/store, "storage", "offices and trade counter" and "milling shop" on the approved plan 302.07A shall only be used for those purposes and shall not be used for any other purposes without the prior approval, in writing, of the Local Planning Authority.
- (8) The development hereby permitted shall not commence until the existing kilns and dye tank shed have been demolished.
- (9) There shall be no retail sales from the site directly to visiting members of the public.

- (10) Q2 Noise level
("The use shall be carried out so that the ...")
- (11) No processes involving the treatment of timber with toxic chemicals shall take place at the site.
- (12) The premises shall not be used or deliveries made, except between 07.30 hours and 18.00 hours Monday to Fridays, and between 08.00 hours and 13.00 hours on Saturdays, and at no time on Sundays, bank or other public holidays.
- (13) Noise arising from the use of plant, machinery and the carrying out of any other operation as part of the permitted use, when expressed as a 15 minute equivalent continuous sound pressure level ($L_{Aeq(15-Min)}$) shall not exceed the existing background noise level expressed as LA_{90} by more than 5 decibels (5dB(A)) when measured at, or adjacent to, any point on the site boundary.
- (14) Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the local planning authority prior to the commencement of the work. Details of appropriate measures to prevent pollution or groundwater and surface water, including provisions for monitoring shall then be submitted to and approved in writing by the local planning authority before development commences. The development shall then proceed in strict accordance with the measures approved.
- (15) No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metre in depth below ground level.
- (16) No soakaways shall be constructed in contaminated ground.
- (17) No solid or waste matter shall be deposited so that it passes or is likely to pass into any watercourse.
- (18) The construction of the surface water drainage system shall be carried out in accordance with details to be submitted to and approved in writing by the local planning authority before the development commences.
- (19) Surface water attenuation/source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the local planning authority before the development commences.
- (20) 6 Details of landscaping
- (21) C7 Implementation of approved landscaping scheme.

Application No 624715

104 Yorktown Road, Sandhurst.

Change of use of ground floor from office (class B1) to financial and professional services use (class A2) with removal of garage doors in parking area to rear to form car ports.

The Sub Committee noted that seven letters of objection had been received, together with a petition containing 31 signatures, with a number of material comments.

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

- (1) A2 Full permission - implementation
- (2) B3 Plans as received - Drawing 101 date stamped 21st April 1999 and Drawing No 104-1-A received 17 June 1999.
- (3) HA24 Vehicle parking in accordance with approved plan - insert 'no building'
- (4) HA29 Communal Parking
- (5) No customers shall be admitted to the premises except between the hours of 08:00 and 20:00 hrs (Monday to Friday) and 09:00 and 18:00 hrs on Saturday and the premises shall be closed for business and vacated by customers by 20:15 hrs (Monday to Friday) and 18:15 hrs on Saturdays.
- (6) The ground floor of 104 Yorktown Road shall not be used for A2 use until the vehicle parking spaces have been properly surfaced and marked out in accordance with the details shown on Drawing No 104-1-A. These spaces shall thereafter be kept available for parking at all times.
- (7) The ground floor of 104 Yorktown Road shall not be used for A2 use until the garage doors have been removed from the parking spaces beneath the building in order to form car ports. The entrance to the car ports shall thereafter be kept permanently open and the spaces available for car parking.

Application No 624546

**Land Rear Of 112 High Street,
Sandhurst.**

Erection of one three bedroomed detached house and pair of garages.

Notwithstanding the Borough Planning Officers for refusal the Sub Committee

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as received – insert “B/B 12/3 received 22.2.99 and amended plans B/B 12/1A and B/B 12/2A received 4.6.99”
- (3) D6 Restrictions on house extensions

- (4) D7 Restrictions on buildings within house curtilage
insert "In the interests of visual amenity and to prevent over development of the site"
- (5) D9 Restrictions on roof additions/alterations
insert "In the interests of visual amenity and the amenities of neighbouring properties"
- (6) E1 Samples of materials to be supplied
- (7) HA25 Vehicle Parking and Turning Spaces (approved drawing)
- (8) HA30 Garages retained for vehicle parking
- (9) W2 Site organisation

Application No 624716

1 Prince Albert Drive, Winkfield.

Erection of part two storey, part single storey extensions and detached double garage with games room over.

A site visit had been held in respect of this application on Wednesday 16 June which had been attended by Councillors Fawcett, Flood, Mrs Hayes, Jones, Ryan, Sargeant, Simonds, Thompson, Harrison and Mrs Sutcliffe.

Notwithstanding the Borough Planning Officer's recommendation for refusal the Sub Committee considered that there were material considerations which weighed in favour of approval of the application, namely

- (a) the character of the area, which comprised substantial residences in large plots.
- (b) The history of planning approvals for extensions to other houses in the area, and
- (c) The secluded nature of the site.

It was therefore **RESOLVED** that, subject to

- (i) satisfactory revised plans being received indicating a re-siting of the proposed detached double garage so as to avoid undue loss of, or damage to, existing trees, and
- (ii) advertising the application as a departure from the development plan, consideration of any representations received as a result, and notification of the application to the Secretary of State as a departure, the application be **approved**, subject to the following conditions:
 - (1) A2 Full permission – implementation
 - (2) B1 Plans as amended

- (3) D7 Restrictions within house curtilage insert "In the interests of visual amenity and to prevent over development of the site"
- (4) E3 Materials to match existing
- (5) HA25 Vehicle Parking and Turning Spaces (approved drawing)
- (6) HA30 Garages retained for vehicle parking
- (7) C3 Details of tree protection
- (8) C4 Protective fencing
- (9) C11 Construction of foundations – prevention of root damage to trees (delete "The development" in first line and insert "The detached double garage")
- (10) Any floor space provided at first floor level over the proposed double garage shall not be used other than for purposes ancillary to the enjoyment of No1 Prince Albert Drive as a single dwelling house.

Application No 624535

**Cheval Stud, Pigeonhouse Lane,
Winkfield.**

Full application to allow continued use of units 7 & 10 for B1 (business) use without compliance with condition 1 of planning permissions 618905 and 623936 respectively, unit 3 for car repairs and units 6, 8 and 9 for B8 use without compliance with condition 1 of planning permission 618905. Continued use of unit 1 for B1 purposes.

RESOLVED that, subject to:

- (a) the Borough Planning Officer in consultation with the Borough Engineer re-examining and being satisfied as to adequacy of the sight lines for vehicles emerging from the site on to Pigeonhouse Lane, and
- (b) the Borough Planning Officer examining the opportunity for additional landscaping along the eastern boundary of the site;

the Borough Planning Officer be authorised to **approve** the application, subject to the following conditions considered to be necessary as a result of his findings in relation to (a) and (b) above:

- (1) A2 Full permission - implementation
- (2) B3 Plans as received

- (3) The uses carried on in buildings 1, 7 and 10 on the plan submitted on 17 February 1999 shall be restricted to uses falling within Class B1 of the Town and Country Planning (Use Classes) Order 1987.
- (4) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) buildings 6, 8 and 9 on the plan submitted on 17 February 1999 shall only be used for purposes within Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking or re-enacting that Order).
- (5) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) building 3 on the plan submitted on 17 February 1999 shall only be used for purposes of car repairs and for no other purpose.
- (6) Buildings 4 and 5 on the plan submitted on 17 February 1999 shall be used for the purposes of stabling or for other purposes incidental to the enjoyment of the dwellinghouse named "Cheval Stud" and for no other purpose.
- (7) L3 Restriction on storage outside buildings
- (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) the building(s) shall not be enlarged, altered or extended and no plant or machinery shall be installed outside the buildings.
- (9) No building shall be used by more than one company, business or individual and no company, business or individual shall occupy more than one building.
- (10) Within 28 days of the date of this permission the wall and all vegetation within the area shown hatched on plan BFBC 1 attached to this permission shall be reduced to 0.6 metres in height as measured from the adjacent carriageway edge and thereafter all vegetation shall be kept below a height of 0.6 metres as measured from the adjacent carriageway edge.
- (11) No building (as defined by Section 336 of the Town and Country Planning Act 1990) exceeding 0.6 metres in height, as measured from the adjacent carriageway edge, shall be constructed or erected within the area shown hatched on plan BFBC 1 attached to this permission, and no plant, machinery or article(s) shall be situated upon such land other than below a height of 0.6 metres as measured from the adjacent carriageway edge.
- (12) HA25 Vehicle parking and turning in accordance with approved plan.
- (13) Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1989 (as amended) (or any regulations amending or re-enacting that Order) no advertisements shall be displayed within the site for a distance of 10 metres from the edge of the carriageway of Pigeonhouse Lane without the express consent of the Local Planning Authority.

Application No 624430

**Hayley Green Farm, Malt Hill,
Warfield.**

Alterations to barn to form dwelling including installation of new windows and doors following demolition of garage linking it to bungalow. Demolition of out-buildings providing stables and garage accommodation and forming a courtyard in association with new stables and garages.

Application No 624431

**Hayley Green Farm, Malt Hill,
Warfield.**

Listed building application for internal and external alterations to barn to form dwelling involving demolition of attached out buildings and garage linking barn to bungalow.

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

RESOLVED that

- (A) That application 624430 be **approved** subject to the following conditions:-
- (1) A2 Full permission - implementation
 - (2) B3 Plans as received - Drawing Nos FON/01, 02, 03A and 04A
 - (3) E1 Materials to match existing building
 - (4) No development shall take place until the applicant, the agent or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority and the approved investigation undertaken by specialist who is acceptable to the Local Planning Authority.
 - (5) HA14 Set back of gates – Insert “8 metres”
 - (6) HA21 Visibility splays before development
Delete “No development shall be commenced”
Insert “No building shall be occupied”
“2.4 x 215 metres” at “the junction of the access with Bracknell Road”
 - (7) HA25 Vehicle parking and turning spaces
 - (8) HA30 Garage retained for vehicle parking
 - (9) The main entrance shall have a flush threshold and a minimum clear opening width of 800 mm, and all the internal circulation doors and openings shall provide a minimum clear opening width of 750 mm.

- (B) That application 624431 be **approved** subject to the following conditions:-
- (1) A3 Full permission - implementation
 - (2) B3 Plans as received - Drawing Nos FON/01, 02, 03A, 04A, 05 and 06
 - (3) No site works shall be undertaken until the implementation of an appropriate programme of building recording and analysis has been agreed in writing with the Local Planning Authority, to be carried out by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.
 - (4) LB9 Timber frame repairs
 - (5) LB15 Brickwork reinstated
 - (6) LB18 Roof materials (tiles)
 - (7) LB19 Replacement doors/windows
 - (8) LB7 Removal of parts of building

Application No 624668

**Baileys Garage, Maiden Green,
Winkfield.**

**Continued use of land from private
garden area to use for storage of
motor vehicles.**

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

- (1) The use hereby permitted shall be carried on only by Mrs P Busby and shall be for a limited period of 3 years from the date of this permission or during the period during which the premises are occupied by Mrs P Busby whichever is shorter.
- (2) At the end of the period identified in (1) above, all vehicles, other than those incidental to the enjoyment of the occupiers of the dwelling house, shall be removed from site.
- (3) Not more than seven vehicles, including those ancillary to the dwelling house, shall be stored or parked on the land at any one time.
- (4) The land identified on the application shall be used for car storage and staff car parking in connection with Bailey's Garage, and car parking ancillary to the dwelling house only, and shall not at any time be used as a car park for the parking of garage visitors' vehicles, or the sale or display of vehicles.
- (5) Notwithstanding the provisions of Class F, Part 1, Schedule 2, of the Town and Country Planning (General Permitted Development) Order 1995 (or any

order revoking and re-enacting that Order with or without modification, no further hard surface shall be provided for car parking purposes within the curtilage of the dwelling house at Baileys Garage without prior consent of the Local Planning Authority.

Application No 624452

Big Wood House, Waterloo Road, Binfield.

Erection of part single storey, part two storey extension forming utility room, office, w.c. And 3 no. Garages with flat over.

A site visit had already been held in respect of this application on Wednesday 16 June 1999 which had been attended by Councillors Mrs Doyle, Fawcett, Flood, Mrs Hayes, Jones, Ryan, Simonds, Thompson, Harrison and Mrs Sutcliffe.

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

- (1) The proposed development would detract from the open, rural and undeveloped character of the Land Outside Settlements defined as Significant Land Between Settlements contrary to Policies C2 and C6 of the Berkshire Structure Plan 1991-2006 and Policies EN8, EN10, H6 and H13 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes – November 1997.
- (2) The proposal is tantamount to the creation of an additional dwelling in the countryside for which insufficient justification has been provided, contrary to Policies C2 and C6 of the Berkshire Structure Plan 1991-2006 and Policies EN8, EN10, H5 and H13 of the Deposit Draft Bracknell Forest Borough Local Plan Incorporating Further Proposed Changes – November 1997.

Application No 624581

264-266 Yorktown Road, Sandhurst.

Erection of two storey building forming 6 no. one-bedroomed dwellings with associated car parking after demolition of existing buildings.

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – Drg No. 1357 – 1-2 date stamped 29/5/99.
- (3) E2 Sample of materials to be submitted.
- (4) HA5 Access constructed before occupation (delete “constructed” substitute “widened”).

- (5) HA20 Visibility splays before occupation.
- (6) HA27 Provision of parking spaces (approved drawing).
- (7) HA29 Communal parking.
- (8) D3 Restrictions of additional windows/door openings (insert east or west).
- (9) D4 Obscured glazing (Insert a: first floor, insert 2: east and west).
- (10) C3 Details of tree protection.
- (11) C4 Protective fencing.
- (12) C5 Replacement of damaged vegetation.
- (13) C6 Details of hard and soft landscaping.
- (14) C7 Implementation of approved landscaping scheme.
- (15) C9 Details of walls and fences.
Add: "The scheme shall allow for the retention and making good of a section of the flank wall of the existing building adjoining no. 262 Yorktown Road as indicated on application drawing no. 1357-1-2.
- (16) C10 Retention of landscaping areas.
- (17) C12 Details of surfacing (Insert 1&2: vehicular access, communal car park and footpaths).
- (18) D6 Restrictions on house extensions.
- (19) Q2 Site organisation.

Application No 624070

Land adjoining Downmill Road Lorry Park, Western Road, Bracknell.

Erection of 1 no. 1844 sq m building forming Royal Mail Sorting Office and 1 no. 2115 sq m industrial/storage building (class B1(C), B2, B8) with associated car parking and access on to Downmill Road.

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

- (1) A2 Full permission - implementation.

- (2) B2 Plans as amended
(Plans 3092/P/101J, P102/F, P/105/D, P110/B, and P/111/A received on 22 January 1999 and 3092/P/112 received on 12 May 1999).
- (3) C1 Protection of trees.
- (4) C4 Protective fencing.
- (5) C7 Implementation of approved landscaping scheme.
- (6) The hedge to be planted on the eastern boundary of the site shall be planted as a random mix double staggered row in accordance with details to be submitted for the approval of the Local Planning Authority prior to the commencement of development. The development shall not be occupied until such details as may be agreed shall have been implemented.
- (7) C11 Construction of foundations - prevention of root damage to trees.
- (8) L3 Restriction on storage outside buildings.
- (9) W2 Site organisation (building operations).
(Add "and each facility shall be maintained throughout the course of construction of the development, free from any impediment to its designated use").
- (10) Notwithstanding the provisions of the Town and Country Use Classes Order 1987 and Article 3 and Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting that Order, with or without modification, unit 2 of the development hereby permitted shall be used for purposes within the B1(c), B2 and B8 use classes and for no other purposes, without the prior written permission of the Local Planning Authority obtained through the submission of a planning application.
- (11) Unit 2 hereby approved shall not be occupied for B1(c) purposes until the works shown on car parking layout 3092/P/112 have been carried out in full.
- (12) Unit 2 hereby approved shall not be occupied for B2 purposes until the works shown on car parking layout 3092/P/111/A have been carried out in full.
- (13) Unit 2 hereby approved shall not be occupied for B8 purposes until the works shown on car parking layout 3092/P/110/B have been carried out in full.
- (14) HA5 (Access constructed before development).
- (15) HA10 (Access closure with reinstatement).
- (16) HA25 (Vehicle parking and turning spaces).
- (17) HA27 (Provision of parking spaces).

Application No 624743

**122 Nettlecombe, Crown Wood,
Bracknell.**

**Erection of single storey front
extension.**

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

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

- (1) A2 Full permission – implementation
- (2) B3 Plans as submitted INSERT “1, 2b & 3”
- (3) C22 Construction of foundations – prevention of root damage to trees
(Insert “and drainage runs”)
- (4) c4 Protective Fencing
- (5) C5 Replacement of damaged vegetation
- (6) D3 House extensions – restrictions on additional window/door openings
INSERT 1: “west”
- (7) E1 Materials to match existing building
- (8) W2 Site organisation (building operations)
[(c) only – storage of plant and materials]

Application No 624683/CON 30/99

59 Wargrove Drive, Sandhurst.

**Retrospective application for the
installation of television aerial on
4.9m high mast.**

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

RESOLVED

- (1) That the application be **refused** for the following reason:
 - (i) The development has an adverse and overbearing visual impact on the character of the locality and is, therefore, contrary to BFBLP Policy EN21.
- (2) The Borough Solicitor to authorised to pursue enforcement action to require:
 - (i) The removal of the mast and aerial from the land, with a suggested period for compliance of one month,

and that in the event of failure to comply with the requirements of the recommended notice the matter be allowed to proceed to legal action in the

Courts as deemed appropriate by the Borough Solicitor and Borough Planning Officer.

Application No 624734

22 Napier Road Crowthorne.

Erection of single storey rear extension forming conservatory.

The Sub Committee noted that two letters 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 reason:

The proposed house, including the single storey extension forming a conservatory, significantly exceeds the dwelling allowed by appeal (623954) in that the proposed conservatory would have an adverse impact on the adjoining property at No. 26 Napier Road and is therefore considered unneighbourly and representing an over development of the site.

Application No 624759

11 Bluecoat Walk, Bracknell.

Erection of single storey front extension.

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

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as submitted INSERT “GWS/881/99”.
- (3) D3 House extensions – restrictions on additional window/door openings; INSERT 1: “north”.
- (4) E1 Materials to match existing building.

Urgent Item

Application No 624284

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

**Planning (Section 106) obligations
for a residential re-development after
demolition of existing buildings.**

RESOLVED that the **legal agreement under s106** of the Town and Country Planning Act 1990 to be completed, before the approval by the Borough Planning Officer of Planning Application No. 624284, to not include securing planning obligations relating to:

- (a) a contribution to transportation measures

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

The Borough Planning Officer submitted a report on building regulations applications/notices that had been dealt with since the last meeting.

RESOLVED that the report be noted.

21 Applications Dealt with by Borough Planning Officer under Delegated Powers (Item 6)

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

RESOLVED that the report be noted.

22. 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.

23. Exclusion of Press and Public

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

- (12) Advice in connection with potential legal proceedings (Urgent item)

24. **Urgent Item**

CON38/39

**Orsett House, Pigeonhouse Lane,
Winkfield.**

**Unauthorised change of use from
residential to a mixed use of
residential and for the storage of
cars for sale and the sale of cars**

The Sub Committee received a report from the Borough Planning Officer regarding correspondence received from an appellant in respect of an Enforcement Notice Appeal due to be heard at a Public Inquiry on 21 July 1999.

RESOLVED that the Borough Solicitor be authorised to respond to the appellants indicating that subject to the appeal being withdrawn within 14 days, the Council would withhold from pursuing Court action for a period of six months following the withdrawal of the appeal.

The meeting commenced at 7.30pm
and concluded at 10.35pm

CHAIRMAN