

PLANNING CONTROL SUB COMMITTEE

15 JULY 1999

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

Apologies for absence had been received from:
Councillors Mrs Ballin, Birch, Mills and Ryan

25 Substitute Members

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

Councillor Harrison for Councillor Mills
Councillor Piasecki for Councillor Ryan
Councillor Mrs Sutcliffe for Councillor Birch

26 Minutes

RESOLVED that the minutes of the meeting of the Sub Committee held on 17 June 1999 be approved as a correct record and signed by the Chairman.

27 Appeal Decisions Received (Item 1)

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

RESOLVED that the report be noted.

28 Breaches of Planning Control (Item 2)

BC 12/99

**Novello House, Ryehurst Lane,
Binfield**

**Breach of condition number 1 of
planning permission number 622447.
Re: Change of use from garage/barn
to temporary office use, including
changes to external appearance of
building**

RESOLVED that this item be deferred pending consideration of the recently received S73 application.

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

RESOLVED that the report be noted.

29 **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 624356, 624804, 624819, 624640, 623815, 624653, 624427, 624458, 624813, 624892, 624730, 624836, 624785, 624410, 624411 and 624530.

Phoenix Business Park, John Nike Way, Binfield

Application No 624782	Retention of 7 no externally illuminated hoardings for display of posters
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Application No 624783	Temporary use of land for car parking and car storage in association with adjoining commercial use and retention of 1.95m high fencing
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The Sub Committee noted that the applicant was not willing to enter a S106 Agreement.

RESOLVED that consideration of the applications be **deferred** to enable the Borough Planning Officer to conduct further negotiations with the applicant.

Application No 624356	Land north of Cain Road and south of Turnpike Road, Binfield
	Application for approval of reserved matters for siting, design, external appearance, landscaping and access for proposed new headquarters office accommodation (21420 sq m.) pursuant to outline planning permission 617449

In accordance with Standing Order 25 Councillor Flood declared a non-pecuniary interest in respect of this application as he carried out promotional work for the applicant, and withdrew from the meeting during consideration of the item.

No letters of objection had been received.

RESOLVED that, subject to the renewal of outline planning permission under application 622807 (including the prior completion of an agreement under S 106 of the Town and Country Planning Act 1990 containing a planning obligation relating to a financial contribution towards transportation matters in relation to that application), the Borough Planning Officer **be authorised to approve** the application subject to the following conditions:-

- (1) B3 Plans as received.
- (2) E2 Samples of materials to be submitted.
- (3) The development shall not be commenced until details of any external lighting shall be submitted to and approved by the local planning authority. The equipment shall be positioned, installed, operated and maintained to prevent loss of amenity to nearby premises and shall be in accordance with the approved scheme.
- (4) The development shall not be commenced until a scheme specifying the provisions to be made for the control of noise and vibration emanating from the site, and the maintenance of those controls, shall be submitted for the written approval of the local planning authority. The development shall not be occupied until such provisions as may be approved have been implemented and the provisions shall thereafter be retained.
- (5) HA14 Set back of gates.
(Insert "12 metres").
- (6) HA27 Provision of parking spaces(approved drawing).
- (7) E2 Samples of materials to be submitted.
- (8) W2 Site organisation (building operations).
- (9) C6 Details of hard and soft landscaping.
- (10) C7 Implementation of approved landscaping scheme.
- (11) C14 Replacement tree planting.
- (12) The development shall not be commenced until details of the use, handling or storage of any hazardous substance included in the Schedule to the Planning (Hazardous Substances) Regulations 1992 have been submitted to and approved by the Local Planning Authority.

Application No 624804

Land at the Brickworks Site, Priory Lane, Warfield

Submission of details of siting, design, external appearance and means of access for the erection of 75 houses with associated car parking, roads, footpaths and cycleways, with vehicular access from Harvest Ride via Priory Lane, pursuant to outline planning permission 620232

RESOLVED that consideration of this application be **deferred** to 2 September 1999 to enable the Borough Planning Officer to investigate other possible means of access.

Application No 624819

Land at The Bungalow and Minoru and rear of Periac, Forest Road, Binfield

Outline application for the erection of 6 detached houses and garages following demolition of The Bungalow and Minoru

The Sub Committee noted a revised layout received very recently.

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

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 permission.
Delete "siting and the means of access thereto".
- (2) A1(A) INSERT condition 1 delete "siting and means of access".
- (3) A1(B)
- (4) A1(C)
- (5) B1 Plans as amended – insert "received on 5 July 1999...".
- (6) C3 Details of tree protection etc.
Add last two sentences in condition C1 "No storage.....to be retained"
- (7) C5 Replacement of damaged vegetation.
- (8) C9 Screen walls and fences.

- (9) C18 Site survey - outline planning permission.
- (10) L1 On site refuse storage.
- (11) W2 Site organisation (building operation).
- (12) The development shall not be commenced until visibility splays of 2.4m X 90m have been provided at both access points onto Forest Road. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6m above carriageway level.
- (13) HA16 Roads to be provided.
The dwellings hereby permitted shall not be occupied until
- (14) HA10 Access closure with reinstatement (existing accesses).
- (15) HA3 Access constructed before development (approved drawing)
The development shall not be commenced until the accesses.....
- (16) HA25 Vehicle parking and turning space.
The dwellings hereby permitted shall not be occupied until.....
- (17) Such conditions required by the Director of Public and Environmental Services to be determined by the Borough Planning Officer relating to tree protection, compliance with the details of the non-dig means of access construction and soil stripping.

Application No 624640

Lynian Longhill Road Winkfield

Erection of 2 no. three bedroom semi-detached houses and garages following demolition of existing dwelling

It was noted that four letters of support had been received from local residents, in addition to an objection from the Chavey Down Association.

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

- (1) A2 Full permissions – implementation.
- (2) B3 Plans as received.
Drawing nos. 075201-075206 inclusive.
- (3) C6 Details of hard and soft landscaping.
- (4) C7 Implementation of approved landscaping scheme.
- (5) C9 Details of walls and fences.
- (6) C13 Underground service details INSERT 3.
- (7) D3 House extensions - restrictions on additional window door openings
INSERT north and south.

- (8) D4 House extensions – obscured glazing.
The first floor south facing window on plot 2 shall be
- (9) D6 Restrictions on house extensions.
- (10) D9 Restrictions on roof additions/alterations.
- (11) HA24 Vehicle parking in accordance with approved plans.
- (12) HA30 Garages retained for vehicle parking.
- (13) HA3 Access constructed before development “access has”.
- (14) HA10 The existing access to Lynian shall be stopped up and abandoned immediately after the new access has been brought into use. The footway shall be reinstated to the satisfaction of the Local Planning Authority.
- (15) E2 Samples of materials to be submitted.
- (16) G1 levels/finished floor levels.
- (17) W2 Site organisation (building operations).

The development hereby permitted shall not be begun until details of accesses to the building entrances to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until those facilities have been provided and thereafter they shall be permanently retained.

The Old Hatchet Public House, Hatchet Lane, Winkfield

Application No 624427

Display of 3 no. illuminated post signs, 1 no. illuminated wall sign and 2 no. non illuminated wall signs (application under the advertisement regulations)

Application No 624458

Listed building application for the installation of 4 no. wall signs

The Sub Committee noted that one letter of objection had been received from the Cranbourne Society, in addition to the comments of Winkfield Parish Council and the Listed Buildings Consultant, Babbie.

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

RESOLVED that the applications be refused for the following reason:

The proposed signs are not in keeping with the character of the listed building and the area.

Application No 624813

**1 Venner Cottages, Bracknell Road,
Winkfield**

**Erection of first floor rear and side
extension**

The Sub Committee noted one objection received.

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

- (1) A2 Full permissions – implementation.
- (2) B3 Plans as received.
- (3) E1 Materials to match existing building.
- (4) HA24 Vehicle parking in accordance with Approved Plan.

Application No 624530

Whitegates, St Marks Road, Binfield

**Continue use as mixed use for
recording and preparation of radio
programmes and residential use
without compliance with condition 5
of planning permission 621268**

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

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

- (1) The premises shall be used for part residential purposes and part for the purposes of recording and preparation of radio programmes and for no other purpose including any other purpose in Class B1 of the Town and Country Planning (Use Classes) Order 1987 (or any Order revoking and re-enacting that Order).
- (2) When the premises cease to be occupied by the Newbold College for the purposes of recording and the preparation of radio programmes the use hereby permitted shall cease and the whole of the building shall revert to use as a single-family residential dwellinghouse.
- (3) The areas allocated for residential use on the plans received 13 December 1995 shall not be reduced in size without the prior written consent of the Local Planning Authority.
- (4) Parking in the front garden of the property shall be kept available for use solely for persons permanently residing at Whitegates
- (5) Visitors to the building for recording and radio purposes be required to park in Newbold College.

Application No 624834

36a Albion Road, Sandhurst

Erection of 2 no. single storey side extensions and a single storey rear extension forming conservatory.

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

Application No 623815

Land at 69 Sandhurst Road, Crowthorne

Outline application for the erection of detached house and garage

A site visit had been held in respect of this application on Wednesday 14 July which had been attended by Councillors Adams, Mrs Doyle, Fawcett, Harrison, Simonds, Mrs Sutcliffe, Thompson, Ward and Worrall.

The Sub Committee noted that three letters of objection had been received, in addition to the comments of Crowthorne Parish Council.

RESOLVED that the Borough Planning Officer be asked to consider access onto Kingsley Close, including the imposition of any necessary conditions, and if this matter can be satisfactorily resolved, the Borough Planning Officer **be authorised to approve** the application, subject to the following conditions:

- (1) A1 Outline permissions – delete siting and means of access thereto.
- (2) A1(A) INSERT I delete siting and means of access thereto.
- (3) A1(B)
- (4) A1(C)
- (5) C1 Protection of trees etc.
- (6) C2 Protective fencing.
- (7) C6 Details of soft and hard landscaping.
- (8) C7 Implementation of approved landscaping scheme.
- (9) C9 Details of walls and fences.
- (10) C11 Construction of foundations
- (11) C16 Removal of permitted development rights (fences etc)
- (12) D6 Restrictions on house extensions. Delete “any” and substitute “the”
- (13) E2 Samples of materials to be submitted.

- (14) J2 Foul and surface water drainage
- (15) W2 Site organisation (building operations)
- (16) HA 25 Vehicle parking and turning space
("The dwelling shall not be occupied")
- (17) HA 30 Garage retained for vehicle parking
- (18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that order) no building or enclosure required for a purpose incidental to the enjoyment of the dwelling , shall be constructed.
- (19) The existing vehicular access to Sandhurst Road from No.69 Sandhurst Road shall be stopped up and abandoned immediately after the new access from Kingsley Close has been brought into use. The footway shall be reinstated to the satisfaction of the Local Planning Authority.

Application No 624653

**Land west of Prince Albert Drive
Winkfield**

**Temporary change of use of
agricultural building and land for the
keeping of horses and retention of
access and hardstanding**

A site visit had been held in respect of this application on Wednesday 14 July which had been attended by Councillors Adams, Mrs Doyle, Fawcett, Harrison, Mrs Hayes, Sargeant, Simonds, Mrs Sutcliffe, Thompson, Ward and Worrall

The Sub Committee noted three letters of objection and one of concern, in addition to the comments of Winkfield Parish Council.

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

- (1) A2 Temporary permission for three years
- (2) B3 Plans as received (Drawing unnumbered received 29 March 1999)
- (3) C12 Details of surfacing INSERTS 1&2 access/hardstanding
- (4) The use of the building for the keeping of horses shall not be begun until a scheme for the management and disposal of manure has been submitted to and approved by the Local Planning Authority.
- (5) No overnight sleeping accommodation for any person shall be provided within the barn, nor shall any caravan or mobile home or any other vehicle be stationed on the site at any time for the purposes of providing living accommodation.

Application No 624586

48 Carnation Drive, Winkfield

Retrospective application for the conversion of garage into living accommodation without compliance with condition 2 of planning permission 618163

The Sub Committee noted the comments of the adjoining owner and Winkfield Parish Council.

RESOLVED that the application be **approved**.

Application No 624369

Mews Cottage, Hatchet Lane, Winkfield

Erection of two storey extension

The Sub Committee noted an objection received 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) B2 Plans as amended (received 7 May 1999).
- (3) E1 Materials to match existing building.
- (4) HA30 Garage retained for vehicle parking.

Application No 624802

Murrell Hill Grange, Murrell Hill Lane, Binfield

Erection of three single storey extensions forming conservatories and erection of double garage

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) B3 Plans as submitted INSERT "506A, 1:001B, 1:002"
- (3) E1 Materials to match existing building.
- (4) HA30 Garage retained for parking
DELETE - "building"

Application No 624892

80 Uffington Drive, Bracknell

Change of use of land from public open space to private garden

The comments of Bracknell Town Council were noted.

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 imposition of conditions following further discussions with the applicant regarding the brick retaining walls and to remove permitted development rights concerning the erection of further walls, fences and other means of enclosure.

Application No 624697

36 Cambridge Road, Crowthorne

Erection of single storey and first floor rear extensions

A site visit had been held in respect of this application on Wednesday 14 July 1999 which had been attended by Councillors Adams, Mrs Doyle, Fawcett, Harrison, Simonds, Mrs Sutcliffe, Thompson, Ward and Worrall.

One letter of representation had been received.

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

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received – insert “FRI/01 and FRI/02 rev B received 16/4/99”
- (3) E1 Materials to match existing building

Application No 624771

101 Isis Way, Sandhurst

Erection of two storey extension

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

Application No 624730

Lavender Park Golf Centre, Swinley Road, Winkfield

Display of 2 no. illuminated and 3 no. non-illuminated free standing signs

RESOLVED that

- (i) advertisement consent be **granted** for the type A signs located at the main entrance to Lavender Park Golf Centre on Swinley Road and the type B sign on London Road subject to the following conditions:
 - (1) – (5) Standard advertisement conditions.
 - (6) The illuminated signs hereby approved shall not be illuminated between 23.00 hours and 08.00 hours.
 - (7) B3 Plans as received – insert “received 28 April 1999”.
- (ii) advertisement consent be **refused** for the type A sign located adjacent to London Road and the northern most type A sign located adjacent to Swinley Road for the following reason:
 - (1) The proposed signs, in addition to existing signs on the site, would have a detrimental impact on the rural and undeveloped character of the Green Belt, contrary to policy EN25 of the Deposit Draft Bracknell Forest Borough Local Plan, incorporating Further Proposed Changes.
- (iii) the Borough Solicitor be authorised to institute proceedings in the Magistrates’ Court pursuant to Section 224(3) of the Town and Country Planning Act 1990 (as amended) in respect of the unauthorised advertisements.

Application No 624789

The Royal Foresters, London Road, Winkfield

Installation of three no. lights on 2.44m high columns

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

RESOLVED that the Borough Planning Officer be authorised to approve the application, following clarification of the wattage of these lamps.

Application No 624775

53 Nightingale Crescent, Bracknell

Erection of part two storey and part single storey side extension and single storey rear extension

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 624836

26 Warfield Road, Bracknell

Erection of part two storey, part single storey side extensions involving demolition of existing garage and single storey rear extension forming conservatory

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 permissions – implementation.
- (2) B3 Plans as received – HJ904/4 rev b, 5 rev a and 6 rev b.
- (3) E1 Materials to match existing building.
- (4) HA25 Vehicle parking and turning spaces.
- (5) HA30 Garages retained for vehicle parking.
- (6) D3 House extensions restrictions on additional window/door openings – insert facing 28 Warfield Road.

Application No 624769

14 Hailsham Close, Sandhurst

Erection of first floor side extension and single storey rear extension

The Sub Committee noted the receipt of a letter 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.
- (3) E1 Materials to match existing building.
- (4) HA 24 Vehicle parking in accordance with approved plan “The extension hereby permitted shall not be occupied until...”.
- (5) HA 30 Garage retained for vehicle parking.
- (6) D3 Restrictions on window openings in west facing side elevation at first floor.

Application No 624826

**Maidens Green Acres, Cocks Lane,
Winkfield**

**Retrospective application for the
erection of single storey rear
extension**

The comments of Winkfield Parish Council were noted.

RESOLVED that the application be **approved**.

Application No 624785

12 Cock-A-Dobby, Sandhurst

Erection of two storey rear extension

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 submitted INSERT “5053/03, 5053/04”.
- (3) C3 Details of tree protection etc.
- (4) C4 Protective fencing.
- (5) C5 Replacement of damaged vegetation.
- (6) E1 Materials to match existing building.
- (7) HA30 Garage retained for parking.
DELETE - “building”.
- (8) W2 Site organisation (building operations).

Popescroft, Popeswood Road, Binfield

Application No 624410

**Listed building application for
conversion of garage to habitable
accommodation involving increase in
height of roof and insertion of new
door and windows**

Application No 624411

**Conversion of existing double
garage to living accommodation to
be used in conjunction with existing
dwelling. Increase in height of roof of
garage**

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 624649

12 Hailsham Close, Sandhurst

Erection of part two storey, part first floor side extension

The Sub Committee noted the receipt of a letter 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.
- (3) E1 Materials to match existing building.
- (4) HA 24 Vehicle parking in accordance with approved plan received 10 May 1999 “The extension hereby permitted shall not be occupied until...”.
- (5) HA 30 Garage retained for Vehicle parking.
- (6) C10 Retention of landscaped areas on approved plan received 10 May 1999.

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

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

RESOLVED that the report be noted.

31 Applications Dealt with by 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.

32 Notification of Appeals Received (Item 6)

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

RESOLVED that the report be noted.

The meeting commenced at 7.30pm
and concluded at 10.30pm

CHAIRMAN