

PLANNING CONTROL SUB COMMITTEE

5 AUGUST 1999

Present: Councillors Mrs Doyle (Chairman), Adams, Mrs Ballin, Beadsley, Finnie, Flood, Good, Grayson, Harrison, Jones, Mrs Pile, Ryan, Simonds, Taylor, Ward, Wheaton and Worrall

Apologies for absence had been received from:
Councillors Birch, Fawcett, Mrs Hayes, Mills, Sargeant, Mrs Sutcliffe and Thompson

33 Substitute Members

The Sub Committee noted the attendance of the following Substitute Members in accordance with Standing Order 38:

Councillor Finnie for Councillor Thompson
Councillor Good for Councillor Fawcett
Councillor Harrison for Councillor Mills

In accordance with Standing Order 38 Councillor Mrs Sutcliffe had been nominated a substitute for Councillor Sargeant but subsequently could not attend and sent her apologies

34 Minutes

RESOLVED that the minutes of the meeting of the Sub Committee held on 15 July 1999 be approved as a correct record and signed by the Chairman.

35 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 and the Borough Planning Officer be asked to submit a report on appeal decisions received in the last 12 months, detailing a breakdown of those dealt with by public inquiry/local hearing/written representations.

36 Breaches of Planning Control (Item 2)

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

RESOLVED that the report be noted.

37 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 624857, 624410, 624411, 623221, 624762, and 624767.

Application No 624857

Acal Electronics, Western Road, Bracknell.

Erection of three storey office building (3380 sq m) with deck car parking and access on to Western Road following demolition of existing premises.

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

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 dedication of land on the eastern and north-eastern edge of the site to enable a footpath/cycleway to be provided and to the provision of a financial contribution towards integrated transport measures in the vicinity of the site, the Borough Planning Officer be **authorised to approve** the application subject to the following conditions:-

- (1) A2 Full permission – implementation.
- (2) B3 Amended plans – drawing nos. E00-100A, E04-100A, E11-100A, E11-101A, D01-001 (not deck car park details), 002 (not deck car park details), 003 (not deck car park details), 200A and 201A.
- (3) C1 Protection of trees etc.
- (4) C2 Protective fencing for trees etc (implementation).
- (5) C6 Details of hard and soft landscaping.
- (6) C7 Implementation of approved landscaping scheme.
- (7) E2 Samples of materials to be submitted (including details of non-reflective glass on north-east elevation).
- (8) G1 Levels/finished floor level.
- (9) The total gross floorspace of the building hereby permitted shall not exceed 3380 sq m and notwithstanding the provisions of Article 3 and Part 8 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking or re-enacting that order) no additional floorspace shall be created within the building hereby permitted.
- (10) Before any air conditioning plant is used on the premises, it shall be enclosed with sound insulating material in accordance with a scheme to be approved in

- writing by the Local Planning Authority. The approved scheme shall be complied with for as long as the plant is used.
- (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, level 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 electricity sub-station enclosure, 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.
- (14) HA5 Access constructed before occupation (approved drawing).
- (15) HA10 Access closure with reinstatement ("The existing accesses ... footways ...").
- (16) HA20 Visibility splays before occupation.
- (17) HA27 Provision of parking spaces and cycle parking (approved drawing) – ("The offices hereby permitted shall not be occupied ... surfaced and marked out in accordance...").
- (18) E5 Prior to the commencement of development, 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;
 - (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) E6 Prior to the commencement of development, 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) The development hereby approved shall not be begun until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where the assessment identifies a risk from migrating gas, appropriate works to mitigate the effects of the gas shall be incorporated in a scheme to be submitted to and approved by the Local Planning Authority. The works in the approved scheme shall be implemented prior to occupation of the offices or in accordance with a timetable in the scheme.
- (21) The offices hereby approved shall not be occupied until a scheme for public art has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within one year of the first occupation of the offices.

Application No 624767

**Brock Hill House, Winkfield Row,
Winkfield.**

**Erection of new wall and access
gates to serve main house fronting
Chavey Down Road and construction
of new wall and access gates to
stables.**

A site visit had been held in respect of this application on Wednesday 4 August which had been attended by Councillors Adams, Mrs Doyle, Flood, Jones, Mrs Pile, Ryan, Simonds, Taylor, Wheaton and Worrall.

The Sub Committee noted that five letters of objection had been received, including one from Winkfield Row Association.

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received: B/B-S/1.B, B/B-S/21.A, B/B-S/222.
- (3) E2 Materials to be submitted.
- (4) C1 Protection of trees insert B/B-S/21/A and B/B-S/22/C.
- (5) C2 Protective fencing implemented insert B/B-S/21/A and B/B-S/22/C.
- (6) C5 Replacement of damaged vegetation.
- (7) C6 Details of hard and soft landscaping.
- (8) C7 Implementation of landscaping.
- (9) Within one month of the erection of the new walls and gates, the sight lines shown on drawing B/B-5-1B shall be provided and thereafter kept free from all obstructions to visibility over a height of 0.6 metres above carriageway level.
- (10) Notwithstanding the details shown on drawing B/B-S/21.A, the brick piers shall be set back 0.5 metres to a position behind the existing fence line.

Popescroft, Popeswood Road, Binfield

Application No 624410

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

Application No 624411

Conversation of existing double garage to living accommodation to be used in conjunction with existing dwelling. Increase in height of roof and chimney of garage.

A site visit had been held in respect of this application on Wednesday 4 August which had been attended by Councillors Adams, Mrs Doyle, Harrison, Jones, Mrs Pile, Ryan, Simonds, Taylor, Wheaton and Worrall.

The Sub Committee noted the comments of Binfield Parish Council in addition to one letter of objection and one of support.

The Sub Committee also noted that the plan attached to the report was inaccurate. An amended plan was shown on the overhead projector.

RESOLVED that

- (i) application 624410 be **approved**, subject to the following conditions:-
 - (1) A3 Listed Building Consent implementation.
 - (2) B1 Plans as Amended (received 18 June 1999).
 - (3) The development hereby permitted shall not be begun until details and samples of the roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
 - (4) Prior to the commencement of development, details and plans of the proposed increase in height of the chimney shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
- (ii) application 624411 be **approved**, subject to the following conditions:-
 - (1) A2 Full permission implementation.
 - (2) B1 Plans as amended (received 18 June 1999).
 - (3) The development hereby approved shall not be begun until details and samples of the roof tiles have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.
 - (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995, or any other Order amending or re-enacting that Order, no additional windows or openings shall be formed (other than those hereby approved).
 - (5) The garage parking space shown on the plans hereby approved shall be retained for vehicle parking and the accommodation shall be used only for purposes ancillary to the enjoyment of the dwelling house and shall not be used to form a separate dwelling house.

- (6) Prior to the commencement of development, details of plans of the proposed increase in height of the chimney shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme prior to the occupation of the development hereby approved.

Application No 624800

Land North of tennis courts off Westmorland Drive, Warfield.

Erection of single storey sports pavilion with changing rooms, store, office and hall with access from Westmorland Drive (application under Regulation 3).

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received –Drawing Nos. 011A, 012A, 110D & 113E.
- (3) E3 Details of materials to be submitted.
- (4) HA27 Provision of parking spaces (approved drawing)
Delete “No dwelling/building shall”. Insert “The pavilion shall not”
Delete “With the approved drawing”
Insert “With a layout to be submitted to and approved by the Local Planning Authority”.
- (5) The pavilion shall not be used between 23.30 hours and 08.00 hours the following morning unless prior written approval has been obtained from the Local Planning Authority.

Application No 623221

Cranbourne Corner, Forest Road, Winkfield.

Outline application for the erection of 3 no. two storey buildings comprising dwelling, staff dwelling, and staff dwelling/stores and 1 no. single storey building comprising garage, stables, stores and greenhouse following demolition of existing house, garden cottage, coach house and garage stables.

The Sub Committee noted the comments of Winkfield Parish and Windsor and Maidenhead Borough Councils.

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

- (1) A1 Outline permission.
- (2) A1(A) Outline permission INSERT 1.
- (3) A1(B) Outline permission

- (4) A1© Outline permissions
- (5) B3 Plans as received Drawing no 9706/02/Rev F and letter dated 6 January 1999 Ref. 02877L010.
- (6) C1 Protection of trees etc INSERTS 9706/02/Ref F; 14 July 1999.
- (7) C2 Protective fencing for trees etc implementation INSERTS 9706/02/Ref F; 14 July 1999.
- (8) C5 Replacement of damaged vegetation.
- (9) C6 Details of soft and hard landscaping.
- (10) C7 Implementation of approved landscaping.
- (11) C9 Details of walls and fences.
- (12) C11 Construction of foundations.
- (13) C12 Underground service details INSERT 9.
- (14) D6 Restriction of house extensions.
- (15) 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 dwellings shall be constructed within the curtilage of any of the dwellings without the prior written permission of the Local Planning Authority.
- (16) E3 Details of materials to be submitted.
- (17) D9 Restrictions on roof additions/alterations.
- (18) The development hereby permitted shall not be begun until details of accesses to the building entrances to meet the needs of people with disabilities have been submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the occupation of the development and thereafter permanently retained.
- (19) W2 Site organisation (buildings operations).
- (20) Before the development hereby permitted is commenced, the existing access onto Hatchet Lane shall be stopped up and the footway reinstated in accordance with details to be submitted for the approval of the Local Planning Authority.
- (21) HA26 Vehicle parking and turning space.
- (22) HA30 Garage retained for vehicle parking.
- (23) All existing buildings on the site shall be demolished prior to the first occupation of any of the buildings hereby permitted.

- (24) The floor area of each building shall not exceed the floor areas specified in drawing no. 9706/02/Rev F, namely 573m² (building 1), 84m² (building 2), 201 m² (building 3) and 121 m² (building 4).
- (25) The occupation of the two staff dwellings hereby permitted shall be incidental to the occupation of the principal dwellinghouse hereby approved.

Application No 624771

101 Isis Way, Sandhurst. Erection of two storey extension.

A site visit had been held in respect of this application on Wednesday 4 August which had been attended by Councillors Adams, Mrs Doyle, Jones, Ryan, Simonds, Taylor, Wheaton and Worrall.

One letter of objection in addition to 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 date stamped 13 April 1999.
- (3) E1 Materials to match existing building.

Application No 624775

**53 Nightingale Crescent, Bracknell.
Erection of part two storey and part single storey side extension and single storey rear extension.**

A site visit had been held in respect of this application on Wednesday 4 August which had been attended by Councillors Adams, Mrs Doyle, Flood, Jones, Mrs Pile, Ryan, Simonds, Taylor, Wheaton and Worrall.

The Sub Committee noted that no local representations had been received.

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

- (1) The proposed two-storey side extension would have a negative impact on the character of the area and the visual amenity of the open plan character of the area, contrary to Policy H12 of the Bracknell Forest Borough Local Plan. Further, the proposed two-storey side extension would result in an overbearing design which is out of character with the design of the existing dwelling and negatively impacts on the visual amenity of the area, contrary to Policies EN21 and H2 of the Bracknell Forest Borough Local Plan.

Application No 624752

9 Fanes Close, Priestwood, Bracknell.

Erection of single storey rear extension and formation of new roof to front porch. Formation of hardstanding to front of house.

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 received – date stamped 10 July 1999.
- (3) HA24 Vehicle parking in accordance with the approved plan.
- (4) E2 Samples of materials to be submitted.
- (5) C16 Removal of permitted development rights (fences etc) “.. forward of the front wall of no. 9 Fanes Close without the prior written permission of the Local Planning Authority.”

Application No 624762

**Land at Cherry Tree Drive, Bracknell.
Outline application for the erection of
1 no. detached house and garage
with access from Broad Lane.**

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 624834

**36A Albion Road, Sandhurst.
Erection of 2 no. single storey side
extensions and a single storey rear
extension forming conservatory.**

A site visit had been held in respect of this application on Wednesday 4 August which had been attended by Councillors Adams, Mrs Doyle, Jones, Ryan, Simonds, Taylor, Wheaton and Worrall.

The Sub Committee noted one 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 permission – implementation.
- (2) B3 Plans as received.
- (3) E1 Materials to match existing building.
- (4) D3 House extensions – restrictions on additional window openings – “...of the dining room extension facing north.”

Application No 624827

**60 Holland Pines, Bracknell.
Erection of single storey side extension and resiting of 2m high boundary fence resulting in change of use of open space area to enclose private garden.**

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 624876

**33 Prince Consort Drive, Winkfield.
Erection of part single storey, part two storey side extension, single storey front extension and creation of 2 no. dormers in front elevation.**

The comments of Winkfield Parish Council were noted in addition to one letter of objection.

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – insert “9936/3 and 9936/4 received 11 June 1999”.
- (3) E1 Materials to match existing building.
- (4) HA25 Vehicle parking and turning (approved drawing) – delete “No dwelling/building shall be occupied” insert “The development hereby approved shall not be begun until”.
- (5) D3 House extensions – restrictions on additional window/door openings.

Application No 624696

**74 Fakenham Way, Sandhurst.
Erection of part first floor, part two storey side extension**

One 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.
- (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 Garages retained for vehicle parking.

Application No 624838

**175 Yorktown Road, Sandhurst.
Erection of single storey rear
extension following demolition of
existing**

The Sub Committee noted the concerns of the owner of the neighbouring property.

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – Drawing No. 99/0011/002.
- (3) E1 Materials to match existing building.

Application No 624900

**21A Meadow Way, Bracknell.
Retention of single storey extension
forming conservatory and enlargement
of existing garage**

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

- (1) A2 Full permission – implementation.
- (2) B3 Plans as received – insert drg. Nos A, B, C1 & C2 (date stamped 20 July 1999), D and E.
- (3) E1 Materials to match existing building.
- (4) HA30 Garage retained for vehicle parking.

38 Miscellaneous Item (Item 4)

The Sub Committee noted the additional information contained in the tabled supplementary report of the Borough Planning Officer.

Application No 616602

**Land at Warfield Park, Warfield.
Proposed S106 Agreement variation.
Existing track between Harvest Ride
and Timeline Green.**

RESOLVED that with

- (a) the track between Harvest Ride and Timeline Green being taken into the Borough Council's ownership and control, and

(b) the track being managed and maintained by Leisure Services as part of Long Hill Countryside Park,
there would be no need to pursue the 1993 obligation to construct a footpath/cycleway between Harvest Ride and Timeline Green, and the Agreement should be modified as necessary.

39 **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.

40 **Applications Dealt with by the 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.

41 **Notification of Appeals Received**

The Borough Planning Officer submitted a report on appeals received since the last meeting. Subject to the addition of the words "Crowthorne Road." being added at the end of the proposal in relation to application no 624674, the Sub Committee **RESOLVED** that the report be noted.

The meeting commenced at 7.30pm
and concluded at 8.47pm.

CHAIRMAN