

**PLANNING COMMITTEE  
13 FEBRUARY 2020  
7.30 - 9.17 PM**



**Present:**

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Parker and Virgo

**Apologies for absence were received from:**

Councillors Dr Barnard, Bhandari, Mrs McKenzie, Mrs McKenzie-Boyle, Mossom and Skinner

**67. Minutes**

**RESOLVED** that the minutes of the meeting of the Committee held on 16 January 2020 be approved as a correct record and signed by the Chairman.

**68. Declarations of Interest**

There were no declarations of interest.

**69. Urgent Items of Business**

There were no urgent items of business.

**70. PS 19-00343-FUL Moat Farm, Winkfield Lane, Winkfield, Windsor, Berkshire SL4 4SR**

This item was deferred and withdrawn from the agenda.

**71. PS 17-00754-FUL Land to Rear of 92 College Road, Sandhurst, Berkshire GU47 0QZ**

**Erection of 5no. apartments, associated car port and parking and creation of new access off Academy Place.**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Sandhurst Parish Council objecting to the proposal.
- A total of 12 objections received, as summarised in the Agenda papers.

The criteria for public speaking had been met in respect of this application and the Committee was addressed by Matthew Gouldby, objecting to the application and Harry Bennet speaking in response.

Arising from discussion of the application, the Committee proposed that an additional condition be imposed relating to the times that work and deliveries were allowed on site.

Following the completion of planning obligation(s) under Section 106 of the Town and

Country Planning Act 1990 relating to the following measures:

- avoidance and mitigation of the impact of residential development upon the Thames Basin Heaths Special Protection Area (SPA)

**RESOLVED** that the Head of Planning be authorised to **APPROVE** the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents received by the Local Planning Authority:

Site Location Plan (377-BB-SP-00-DR-A-007 Rev A)  
Proposed Site Layout (3766-PL/001 Rev A)  
Proposed Plans and Elevations plots 1 & 2 (3766-PL/002)  
Proposed Plans Plots 3, 4, 5 (3766-PL/003)  
Proposed Elevations (3766-PL/004)  
Proposed Elevations (3766-PL/005)  
MJC Tree Service: Tree Survey, Arboricultural Impact Assessment, Tree Protection  
Plan & Heads of Terms for the Arboricultural Method Statement Rev. 2.  
Lowans Ecology & Associates Version 1 (Bio-diversity survey/ assessment)  
Weetwood- Flood Risk Assessment Final Report v1.0 July 2019. Including amended Figure 8 received: 19.09.2019  
Construction Method Statement Rev. B

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No superstructure works shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

04. Notwithstanding the submitted plans, no dwelling hereby permitted shall be occupied until details of a scheme of walls, fences and any other means of enclosure has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

REASON: - In the interests of the visual amenities of the area and to safeguard existing retained trees, hedges and shrubs.  
[Relevant Plans and Policies: BFBLP EN20, Core Strategy DPD CS7]

05. The development shall not be begun until details showing the finished floor levels of the buildings hereby approved in relation to the external land levels including a

fixed datum point have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of the character of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

06. The biodiversity mitigation measures as stipulated within the Lowans Ecology & Associates Version 1 (Bio-diversity survey/ assessment), shall be implemented prior to the occupation of any of the dwellings hereby permitted. Within 3 months of the first occupation, an ecological inspection report shall be submitted and agreed in writing by the Local Planning Authority.

REASON: In the interest of bio-diversity.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

07. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies Core Strategy DPD CS23]

08. The car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car ports, and no gate or door shall be erected to the front of any car port.

REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.

[Relevant Policy: BFBLP M9]

09. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. No dwelling shall be occupied until the approved scheme has been implemented. The facilities shall be retained.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

10. No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

11. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table. The proposal shall be implemented in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

12. No development shall commence until details of how the surface water drainage shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of the required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features. The proposal shall be managed in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

13. Prior to occupation of any property a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details of the drainage system and specifications have been implemented, shall be submitted and approved in writing by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, aquacludes or aquabrakes and cover systems.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding in accordance with policy CS1 of the Core Strategy.

14. The development hereby permitted shall be implemented in accordance with the submitted Sustainability Statement, in so far as it relates to water use, and shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: Core Strategy DPD CS10]

15. Notwithstanding the information submitted the development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be at least 20%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.  
[Relevant Plans and Policies: CSDPD Policy CS12]

16. No dwelling hereby approved shall be occupied until a scheme depicting hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post-planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development,

whichever is sooner. All hard landscaping works shall be carried and completed prior to the occupation of any part of the approved development. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of bio-diversity and visual amenity of the site  
[Relevant Plans and Policies: CSDPD CS1, CS7]

17. No development shall commence until a site layout plan at a minimum scale of 1:200 showing the proposed layout of all underground services, including drainage channels has been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in full accordance with the approved site layout.

REASON: - In order to safeguard tree roots and thereby safeguard existing trees and other vegetation considered worthy of retention and to ensure new soft landscape planting areas are not adversely affected and can be used for their approved purpose, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

18. The protective fencing and other protection measures specified on plan MJC-7-0154-05Rev:1 and contained within the Tree Survey, Arboricultural Impact Assessment, Tree protection Plan and Arboricultural Method Statement Rev: 2, shall be erected in the locations shown prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. Where phased protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures have been repositioned for that phase in full accordance with the approved details. No activity of any description must occur at any time within these areas including but not restricted to the following:
- a) No mixing of cement or any other materials.
  - b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
  - c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
  - d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
  - e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
  - f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

- a) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- b) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1]

19. No development (including initial site clearance) shall commence until a detailed sitespecific programme of supervision/monitoring for all arboricultural protection measures, has been submitted to and approved in writing by the Local Planning Authority. Details shall include: -

- a) Induction and personnel awareness of arboricultural matters.
- b) Identification of individual responsibilities and key personnel.
- c) Statement of delegated powers.
- d) Timing and methods of site visiting and record keeping.
- e) Procedures for dealing with variations and incidents.

The program of arboricultural monitoring shall be undertaken in full compliance with the approved details. A copy of the signed inspection report shall be sent to the Local Planning Authority following each visit.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1]

20. There shall be no construction vehicles permitted past the temporary haul road as defined on the site set up drawing contained within the Construction Method Statement Rev. B

REASON: The applicant has demonstrated that the scheme can be constructed without the use of heavy construction vehicles within the site and these should be prohibited to prevent unnecessary compaction of the soil within the RPA's.

[Relevant Policies: BFBLP EN1]

21. No work relating to the development hereby approved, including works of demolition, preparation prior to building operations or deliveries to the site, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Public Holidays.

REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

[Relevant Policies: BFBLP EN25]

In the event of the S106 planning obligations not being completed by 31<sup>st</sup> May 2020, the Head of Planning be authorised to extend this period or REFUSE the application on the grounds of:-

- 1. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area and the proposal would not satisfactorily mitigate its impacts in this respect. In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority, the proposal would be contrary to Policy NRM6 of the South East Plan,

72. **19-00964-FUL 31 Reeds Hill, Bracknell, Berkshire RG12 7LJ**

**Erection of shed to rear of property (part retrospective).**

A site visit had been held on Saturday, 8 February 2020, which had been attended by Councillors Angell, Brossard, Dudley, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick and Tullet.

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal.
- The four letters of objection as detailed in the agenda.
- The additional letter of objection as detailed in the supplementary report.

A motion to approve the recommendation in the officer report was proposed but failed to be seconded.

An alternative motion to refuse the application was proposed and seconded, and on being put to the vote was **CARRIED**

**RESOLVED** that application 19/00751/FUL be **REFUSED** for the following reason:

1. The outbuilding by reason of its design, bulk and massing and proximity to the boundary with neighbouring properties, results in an unneighbourly form of development that is unduly overbearing and detrimental to the amenity of neighbouring occupiers. The development is therefore contrary to 'Saved' policy EN20 of the BFBLP.

73. **18-00845-FUL Royal County of Berkshire Racquet and Health Club, Nine Mile Ride, Bracknell, Berkshire RG12 7PB**

**Installation of 8no. floodlights on 8m high columns to illuminate three outdoor tennis courts.**

The Committee noted:

- The comments of Bracknell Town Council raising no objection.
- The fifteen letters of objection from 9 properties detailed in the supplementary report and reported verbally by the presenting officer.

**RESOLVED** that the application is **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:  
Site Location Plan Rev A – Received 24<sup>th</sup> August 2018

Proposed Site Plan Tennis Court Lighting – Received 24<sup>th</sup> August 2018  
Proposed Lighting to Tennis Courts – REV6 – Received 6<sup>th</sup> January 2020  
External Site Plan Proposed Tennis Lighting – Received 6<sup>th</sup> January 2020

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The 8no. 8m high lighting columns hereby permitted shall not be illuminated other than in accordance with the following approved plans and details:  
Proposed Lighting to Tennis Courts – REV6  
External Site Plan Proposed Tennis Lighting

REASON: In the interests of the neighbouring properties and biodiversity.  
[Relevant Policies: BFBLP EN20 and EN15]

04. The lighting columns hereby permitted shall not be operational before 7am or after 9.30pm from Monday to Friday, and before 7am or after 9.30pm on Saturday, Sunday and Public Holidays.

REASON: In the interests of the neighbouring properties and biodiversity.  
[Relevant Policies: BFBLP EN20 and EN15]

74. **19-00964-FUL 14 Burnt House Gardens, Warfield, Bracknell, Berkshire RG42 3XY**

**Erection of single storey rear extension with rooflight following demolition of existing conservatory.**

The Committee noted:

- The supplementary report of the Head of Planning tabled at the meeting.
- The comments of Warfield Parish Council raising no objection.
- The nine letters of objections as detailed in the agenda.
- The additional letter of objection as detailed in the supplementary report.

**RESOLVED** that the application is **APPROVED** subject to the following conditions:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 29<sup>th</sup> November 2019:

Site Plan and Location Plan, Drawing Number: 1901-D00, Rev B (Received 20/01/2020)

Proposed Ground Floor Option 1, Drawing Number: 1901-D02, Rev A (Received 20/01/2020)

Proposed Elevations - Rear and side, Drawing Number: 1901-D05

Proposed Elevations - Side North, Drawing Number: 1901-D06

Proposed Section, Drawing Number 1901-D07



REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be similar in appearance to those of the existing dwelling.

REASON: In the interests of the visual amenities of the area.  
[Relevant Policies: BFBLP EN20, CSDPD CS7]

75. **19-009913 - Millins Close, Owlsmoor, Sandhurst, Berkshire**

**Conversion of existing grassed areas into 13 no. additional parking spaces.**

The Committee noted:

- The comments of Sandhurst Town Council raising no objection.
- The one letter received for this application which supported the parking

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

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details, received 11 November 2019 by the Local Planning Authority:  
Engineering Layout 4817/381  
and the following plan received by the Local Planning Authority on 6 December 2019: Landscape Proposal 4817/381/L

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. No parking bay shall be brought into use until hard and soft landscaping, including boundary treatments and other means of enclosure, has been provided in accordance with drawing 4817/381 submitted as part of the application.

All planting comprised in the soft landscaping works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision and completed in full accordance with the approved scheme.

All trees and other plants included within the approved details shall be healthy, well- formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision.

Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged,

become diseased or deformed, shall be replaced during the next planting season (1<sup>st</sup> October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.

[Relevant Policies, BFBLP EN2 and EN20, CSDPD CS7]

**CHAIRMAN**