

PLANNING CONTROL SUB COMMITTEE

11 AUGUST 1997

Present: Councillor Mrs Doyle (Chairman)
Councillors Adams, Mrs Ballin, Birch,
Flood, Harrison, Mrs Hirst, L Jones,
Onions, Mrs Pile, Ryan, Thompson
and Worrall

Apologies for Absence were received from:
Councillors Fawcett, Mrs Hayes, Sargeant,
Simonds and Ward

32. Minutes.

The minutes of the meeting of the Planning Control Sub Committee held on 14 July 1997 were approved as a correct record, subject to the addition of Councillor Adams as present at the meeting.

33. Matters Arising from the Minutes.

Application No. 622461

The Borough Planning Officer drew attention to the comments from the Secretary of State on this Application as set out in the supplementary report.

34. Reports on Planning Contraventions and Applications Received. (Item 1)

The Sub Committee received a report from the Borough Planning Officer detailing planning contraventions and applications received for the Sub Committee to determine.

CON 18/96

**John Nike Leisure Complex, John
Nike Way, Binfield.
Breach Of Condition 13 of Planning
Permission 608205.**

The Borough Planning Officer drew attention to information in the supplementary report regarding this contravention.

RESOLVED:

- (i) that at this stage, no further planning control action be taken in respect of breach of condition number 13;
- (ii) that the matter be referred to the Borough Environmental Services Officer to ensure that the site is operated strictly in accordance with the terms of the current Public Entertainment Licence, with special notice taken of the concerns of affected residents.

CON 59/97

**Crown & Anchor Public House,
Maidens Green, Winkfield.
Unauthorised erection of a marquee.**

RESOLVED that the Borough Solicitor be authorised to serve an enforcement notice requiring the removal of the marquee. The compliance period to be one month and that any failure to comply with any of the steps required by the enforcement notice, the matter to proceed to a Magistrates' Court action without further report.

CON 69/97

**63 Holland Pines, Bracknell.
Unauthorised enclosure of land -
change of use from open space to
private garden.**

RESOLVED that no further action be taken with regard to this change of use.

Breaches of Planning Control.

The Sub Committee noted a list from the Borough Planning Officer detailing new contraventions, contraventions resolved, notices served, new breaches of conditions, breaches of conditions and breaches of conditions resolved since the last report.

Application No. 622497

**120 Dukes Ride, Crowthorne.
Change of use from nursing home to
hotel and erection of conservatory.**

It was noted that objections had been received to this application.

RESOLVED that subject to the receipt and consideration of any further representations arising from the advertisement of the proposal as a departure from the development plan which raise issues not covered by this report, the application be **APPROVED** subject to the following conditions:-

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received
- (3) C1 Protection of trees etc
- (4) C4 Protective fencing
- (5) C5 Replacement of damaged vegetation
- (6) C6 Details of hard and soft landscaping
- (7) C7 Implementation of approved landscaping scheme
- (8) C11 Construction of foundations - prevention of root damage to trees
(insert after "foundations" "and the construction of the new parking spaces")

- (9) The hotel hereby permitted shall not be brought into use until visibility splays of 2.4 metres by 120 metres have been provided at the access onto Dukes Ride. The

visibility splays shall thereafter be kept free from of all obstructions to visibility over a height of 0.6 metres above carriageway level.

- (10) HA27 Provision of parking Spaces
(Substitute "No...building shall" with "The hotel shall not ...")
- (11) The facilities, rooms and grounds of the hotel hereby permitted shall only be used by residents staying in the hotel and staff of the hotel and shall not be used by non-residents other than staff of the hotel.
- (12) Prior to the first use of the hotel hereby approved the first floor windows in the west elevation of bedrooms 17 and 18 shall be converted to high level windows in accordance with the approved plan and thereafter permanently retained as such.

Application No 622375/CON 87/97

**31 The Broadway, Sandhurst.
Retention of 1.8M high fence.**

It was noted that this application was deferred from the previous meeting of the Committee for a site visit. The site visit had taken place on 9 August 1997 and all Members of the Council had been invited.

It was noted that objections had been received in respect of this application.

RESOLVED that the application be approved.

Application No. 622722

**Tesco Store, County Lane, Warfield.
Section 73 Application to enable store to open between 08.00 and 21.00 on 22 and 23 December each year and between 08.00 and 20.30 on 24 December each year without compliance with condition 04 of planning permission 622043.**

RESOLVED that the application be approved subject to the conditions imposed on planning permission 622043 and the following substitute condition 04:

- 04 The opening hours of the large store shall be limited to 08.30 to 20.00 Monday to Thursday, 08.30 to 21.00 Friday and 08.30 to 20.00 Saturday. The store shall not open on Sundays other than between the hours of 10.00 and 16.00 until 30 September 1997 and thereafter only on the 22nd, 23rd or 24th of December each year if any of these days falls on a Sunday. On the 22nd and 23rd of December each year the opening hours of the large store shall be limited to 08.00 to 21.00 and on the 24th December each year to 08.00 to 20.30 (except where the 22nd, 23rd or 24th of December falls on a Sunday in which case the opening hours of the foodstore on this Sunday shall be limited to 10.00 to 16.00).

Application No. 622776

**Tesco, Whittons Road, Martins Heron, Winkfield.
Section 73 Application to allow store to open between 10.00 and 16.00 on the Sunday preceding Christmas each**

year without compliance with condition 13 of planning permission 610811.

It was noted that objections had been received in respect of this application.

RESOLVED that planning permission be granted on a temporary basis in respect of Christmas 1997 only and that the following substitute condition 13 be approved:

- (13) The opening hours of the store shall be limited to 9.00am to 8.00pm Monday to Thursday and Saturday, 9.00am to 9.00pm Friday and not at all on Sundays other than between 10.00am to 4.00pm Sunday 21 December 1997 only.

Application No. 622706

**Winsdene, Forest Road, Winkfield
Retrospective application for the
erection of a single storey barn for
storage of hay.**

The Borough Planning Officer drew attention to a revised report in respect of this application which had previously been circulated to Members of the Committee.

It was noted that objections had been received in respect of this application.

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

the barn the subject of this application is unduly large and visually obtrusive, and as such it is detrimental to the countryside character and landscape quality of the area, and thereby in conflict with Policies EN8 and EN10 of the North Bracknell Local Plan, Policy C2 of the Berkshire Structure Plan 1991-2006, and Policies EN8 and EN11 of the Deposit Draft Bracknell Forest Borough Local Plan (Incorporating Proposed Charges).

B that the Borough Solicitor be authorised to issue an enforcement notice requiring the removal of the structure and giving a compliance period of three months and that in the event of failure to comply with any of these steps required to be taken by the enforcement notice, that the matter be allowed to proceed to a prosecution without further report.

Application No. 622729

**25 Prince Consort Drive, Winkfield.
Erection of Timber Car Port.**

It was noted that an objection had been received

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

- (1) 0110 Standard 5 year implementation.
- (2) Samples of the materials to be used in the development, including the colour of any timber staining, shall be submitted to and approved by the local planning authority prior to the commencement of development. There shall thereafter be no departure from the approved materials and colour.

- (3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) the car port hereby permitted shall not be enclosed by any wall, structure or other means of enclosure other than climbing plants, or as expressly provided for in this permission.

Application No. 622650

Land South of Greenacres, Warfield Road, Warfield.

Use of proposed garage on plot 28 as sales office with associated car parking. Siting of temporary sales cabin and formation of temporary vehicular access to Warfield Road.

It was noted that objections had been received in respect of this application. The Borough Planning Officer drew attention to further information in the supplementary report.

RESOLVED that following the grant of planning permission for application 622097, the Borough Planning Officer be authorised to approve this application subject to the following conditions:

- (1) B3 Plans as received - drawings 2125-103 Rev A, MSS 925, F/SALES/02B and 03B.
- (2) The mobile sales office shall be removed from the site by 31 August 1998 or within one month of the first use of the adjoining garage as a temporary sales office, whichever is the sooner.
- (3) On or before 31 August 1999 the garage shall cease to be used as a sales office and shall be converted back for use as a garage for purposes incidental to the residential use of the proposed adjoining dwelling house.
- (4) The uses hereby permitted shall not commence until space for vehicle parking has been provided in accordance with the approved plan. This space shall thereafter be maintained available for use in association with the sales office for as long as that use continues.
- (5) The sales office shall not be occupied until the access has been constructed in accordance with the approved drawing and in compliance with the requirements of the Highway Authority for work carried out in the public highway.
- (6) C3 Details of tree protection etc.
- (7) C4 Protective fencing.
- (8) The access shall have a minimum width of 4.1m.
- (9) HA20 Visibility splays before occupation.
- (10) The temporary access hereby permitted shall be stopped up and abandoned immediately following the last use of the sales office. The footways and verge shall be reinstated to the satisfaction of the Local Planning Authority.
- (11) The temporary access hereby approved shall be used only for staff employed in and visitors to the sales office and not for any other purpose.

Application No. 622132

4 Asher Drive, Winkfield.

Erection of two storey side and rear extension involving rebuilding of existing garage. extension to porch.

The Borough Planning Officer drew attention to an additional condition for the item contained in the supplementary report.

It was noted that an objection had been received to this application.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received (insert: "BT/02B, BT/03C, BT/04B, BT/05B, BT/07B, BT/10 All received 8 July 1997")
- (3) E1 Materials to match existing.
- (4) The extension shall not be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
- (5) HA30 Garage retained for vehicle parking.
- (6) D3 House extensions - restriction on additional window/door openings: insert "south".

Application No. 622672

**Land adjoining No 53 Manston Drive, Bracknell.
Change of use of open area to private garden enclosed by 0.9m high conifer hedge to front and side.**

RESOLVED that the application be approved subject to conditions:

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received - site plan dated 9 June 1997.
- (3) The hedge shall not be permitted to exceed a height of 0.9m above the adjacent ground level.

Application No. 622754

**Mitre Farm, Bishops Lane, Warfield.
Erection of single storey rear extension forming conservatory and construction of chimney to east elevation.**

It was noted that an objection to this application had been received.

RESOLVED that the application be approved subject to conditions:

- (1) A2 Full permissions-implementation.
- (2) B3 Plans as received date stamped 13.6.97.
- (3) E1 Materials to match existing building.

Application No. 622728

**14 School Hill, Sandhurst.
Erection of single storey rear extension.**

It was noted that an objection had been received to this application.

RESOLVED that the application be approved subject to conditions:

- (1) A2 Full permissions-implementation
- (2) B3 Plans as received (insert D 1222/100 received 9 June 1997 as amended by drawing D 1222/100A received 9 July 1997)
- (3) E1 Materials to match existing building
- (4) D4 House extension - obscure glazing (insert "ground floor" and "12 School Hill")

Application No. 622698

**Warfield Cottage, Shorland Oaks, Warfield.
Erection of single storey rear extension forming conservatory and erection of detached double garage.**

It was noted that an objection had been received to this application.

RESOLVED that the application be approved subject to conditions:

- (1) A2 Full permissions - implementation.
- (2) B3 Plans as received.
- (3) E1 Details of materials to be submitted.
- (4) D10 Restriction on use of garage.
- (5) D3 Restrictions on additional window/door openings in garage wall facing east.

Application No. 622703

**108 Fernbank Road, Ascot.
Erection of a two storey side extension.**

It was noted that an objection to the application had been received.

RESOLVED that the application be approved subject to conditions:

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received - (insert "GWS/1188/97 received 29 May 1997")

- (3) E1 Materials to match existing building
- (4) The extension shall not be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
- (5) HA30 Garage retained for vehicle parking.

Application No. 622617

No. 6 The Larches, Warfield Park, Warfield.

Erection of detached single garage and retention of shed, Warfield Park, Warfield.

It was noted that objections had been received to this application. The Borough Planning Officer drew attention to further comments on the application contained in the supplementary report.

RESOLVED that the application be approved subject to conditions:

- (1) - Site plan (date stamped 1 May 1997)
 - Details of garden shed (date stamped 5 June 1997)
 - Details of garage (date stamped 1 May 1997 - flyover door)
- (2) The garage and shed hereby permitted shall remain on this site only for the period during which the mobile home (50 x 20 country home by Maryland) placed on this site on the 14 May 1997 to which they are currently ancillary remains on this plot, and shall be removed within a period of one month of the removal of the said mobile home unless otherwise agreed in writing by the Local Planning Authority. The bases of the structures shall be removed and the ground area shall be restored to lawn or garden within 6 months of the removal of the said mobile home.

Application No. 622709

104 New Road, North Ascot.

Conversion of roof space and extension

It was noted that objections from the Parish Council had been received.

RESOLVED that the application be approved subject to the conditions:

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received
 (insert "MB/437/01/C received 2 June 1997", MB/437/01C received 10 July 1997)
- (3) E1 Materials to match existing building
- (4) HA24 Delete "No dwelling/building shall"
 Insert "The extension shall not"

Application No. 622817

23 Old Lands Hill, Warfield.

Section 73 Application to allow erection of a single storey rear

**extension forming conservatory
without compliance with condition 8
of planning permission 616417.**

It was noted that an objection had been received in respect of this application and that Warfield Parish Council had responded "no comment".

RESOLVED that the application be approved subject to conditions:

- (1) Nothing herein contained shall be deemed to affect or vary the conditions imposed on Reserved Matters approval No. 616417 which conditions shall remain in full force and effect save insofar as they are expressly affected or varied by this approval in respect of No. 23 Old Lands Hill.
- (2) B3 Plans as received

35. Notification of Appeals Received. (Item 2)

The Sub Committee noted a list of planning appeals received.

36. Applications dealt with by Borough Planning Officer under Delegated Powers. (Item 3)

The Sub Committee noted a list of applications dealt with by the Borough Planning Officer under his delegated authority.

The meeting commenced at 7.30pm at
concluded at 9.05pm

CHAIRMAN