

**PLANNING CONTROL SUB COMMITTEE
8 SEPTEMBER 1997**

Present: Councillor Mrs Doyle (Chairman)
Councillors Adams, Mrs Ballin, Birch, Fawcett,
Flood, Harrison, Mrs Hayes, Mrs Hirst, Jones,
Onions, Mrs Pile, Ryan, Sargeant, Simonds,
Ward, Wheaton and Worrall

Apologies for Absence were received from:
Councillor Thompson

37. **Minutes.**

The minutes of the meeting of the Planning Control Sub Committee held on 11 August 1997 were approved as a correct record, subject to the addition of a footnote to reflect the absence of Councillor Mrs Pile during discussion of application Nos. 622722 and 622776.

38. **Urgent Action taken Under Delegated Powers.**

The Sub Committee received a report on urgent action taken to secure specialist advise in respect of appeals concerning residential development at Lily Hill House.

39. **Appeal Decisions Received. (Item 1)**

The Sub Committee received a report on appeal decisions received in relation to planning application Nos. 621827, 622165, 621984 and 622261.

The Director of Planning and Transportation further advised that the planning appeal in respect of Lily Hill House was to be considered at a Public Inquiry on 7 October 1997. The applicant had lodged an appeal against non-determination, and the Department of the Environment had agreed that this appeal should also be considered at the Public Inquiry on 7 October. It was noted that there would not be an opportunity for members to consider the matter at a committee meeting sufficiently in advance of the commencement of the Public Inquiry.

RESOLVED that a report on the Lily Hill House application be considered by the Chairman and Vice Chairman in consultation with Ward members to give guidance to Officers in preparation of the case for the Public Inquiry on 7 October 1997.

40. **Breaches of Planning Control. (Item 2)**

The Sub Committee received a report detailing new contraventions and breaches of conditions and those which had been resolved since the last report.

41. **Report on Contraventions and Planning Applications Received. (Item 3)**

The Director of Planning and Transportation submitted a report detailing planning applications received for the Sub Committee's determination.

Application No. 621123

Land at Church Hill House, Crowthorne Road, Bracknell.

Outline application for residential development of between 265 and 315 dwellings, retention of specified existing buildings for Class C2 (Hospital) use, public open space and formation of accesses on to Crowthorne Road and South Hill Road following demolition of other existing buildings.

It was noted that several letters and a petition objecting to the proposals had been received.

RESOLVED that, subject to the completion and submission of surveys relating to:

- (a) ecology
- (b) trees and vegetation
- (c) traffic noise

and also subject to the prior completion of an agreement under section 106 of the Town and Country Planning Act 1990 and other empowering legislation to secure planning obligations relating to:-

- (i) financial contributions towards off-site traffic calming/traffic management
- (ii) financial contributions towards the provision of public transport
- (iii) the provision of affordable housing
- (iv) the provision of on-site public open space and an equipped children's play area
- (v) the provision of a footpath/cycleway network
- (vi) financial contributions towards off-site community facilities
- (vii) ecological/tree/traffic noise matters if relevant arising from the surveys

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

- (1) A1 Submission of reserved matters (delete means of access)
- (2) A1(A) Submission of reserved matters
- (3) A1(B) Timescale for reserved matters submission
- (4) A1(C) Timescale for reserved matters submission

- (5) A master plan which shall deal with the general principles of the development including landscaping, tree retention, footpath/cycleway routes, open space locations and broad densities of development across the site shall be submitted to and approved by the local planning authority prior to the submission of any reserved matter.
- (6) The open space locations to be included within the master plan shall include a corridor of land to the north and south of the stream between Milton Close and Mill Lane.
- (7) B3 Approved plans
- (8) The residential development shall comprise a range of dwelling sizes and styles and may include flats. The number of dwellings to be constructed at this site shall not exceed 315 dwellings or be less than 265 dwellings.
- (9) C3 Details of tree protection
- (10) C4 Protective Fencing
- (11) C5 Replacement of Damaged Vegetation
- (12) C8 Implementation of Landscaping
- (13) C13 Underground Service Details (Insert condition 1)
- (14) G1 Levels/Finished Floor Levels
- (15) J2 Foul and Surface Water Drainage
- (16) W2 Site Organisation (Building Operations)
- (17) Prior to the commencement of development a scheme of the accesses to be used on to the site by construction vehicles during the construction period shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved scheme.
- (18) HA1 Highway Layout and Design Standards
- (19) HA5 Access Constructed Before Occupation
- (20) HA10 Access Closure With Reinstatement
- (21) There shall be a maximum of 150 dwellings and the retained trust buildings (up to 1000sq m floorspace) served from the approved access on to Reed's Hill/Crowthorne Road and a maximum of 250 dwellings served from the approved access on to South Hill Road.
- (22) The buildings identified on the applicant's "Principles of Development (Indicative)" plan as "Buildings to be retained by Trust" shall be retained for Class C2 (hospital) use and for no other purposes without the prior approval of the Local Planning Authority. The land area occupied by the buildings and their curtilage (including the car parking provision) shall not exceed 0.5 hectares of land.
- (23) Details of:

- (a) the precise boundaries of the curtilage of the "retained buildings"
- (b) the walling/fencing on the boundaries
- (c) the landscaping within the curtilage of the retained buildings,

shall be submitted to and approved in writing by the local planning authority prior to the commencement of development on any dwelling located within 40 metres of any hospital building identified on the applicant's "Principles of Development (Indicative)" plan as "Buildings to be retained by Trust".

The walling/fencing shall be erected within two months of the approval of the above details or within such other time as may be agreed in writing by the local planning authority.

The landscaping shall be carried out during the first planting season following the approval of the above details or within such other time as may be agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation, and shall thereafter be retained.

(24) Details of:

- (a) the layout of the car parking to comply with the Councils car parking standards
- (b) the surface treatment of the car parking
- (c) external site lighting
- (d) cycle parking

for the hospital buildings identified on the applicant's "Principles of Development (Indicative)" plan as "Buildings to be retained by Trust" shall be submitted to and approved in writing by the local planning authority prior to the commencement of development on any dwelling located within 40 metres of any retained building. The car parking and cycle parking shall be implemented within two months of the approval of the details or within such other time as may be agreed in writing by the local planning authority. The car parking spaces and cycle parking shall thereafter be retained.

(25) There shall be no raising of ground levels within 4 metres of the top of the bank of the stream that runs through the central part of the site.

(26) Prior to the commencement of development a scheme for protecting the approved dwellings and gardens from noise from nearby roads shall be submitted to and approved in writing by the local planning authority. All works that form part of the

scheme as it applies to the protection of each dwelling shall be completed before that dwelling is occupied.

- (27) The effect of the noise protection scheme referred to in the previous condition shall be to achieve the following noise levels (expressed as LAeq,dB,T)
between 0700-2300: Habitable rooms: 40dB(A)
between 2300-0700: Habitable rooms: 35dB(A)
between 0700-2300: Rear Gardens: 55dB(A)
- (28) Development shall not begin on that part of the site currently occupied by hospital buildings until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and measures to be taken to avoid risk to the public, dwellings and environment when the site is developed. Development shall not begin until the measures approved in the scheme have been implemented.
- (29) The existing brick wall on the southern boundary of Church Cottage and Flax Bourton shall be retained.
- (30) Notwithstanding the provisions of Article 3 and Schedule 2 Part 17 Class G of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order) no building, structure or other plant or equipment required for the supply of electricity shall be erected at or above ground level without the prior written permission of the Local Planning Authority.

Application No. 622797

**Land at Junction of Benetfeld Road and Forest Road, Binfield.
Erection of single storey library with associated access and parking (request for observations from Berkshire County Council).**

RESOLVED that the County Council be advised that this authority has the following observations on the application:

- (a) Although the principle of the library on this site is supported, the local planning authority is concerned that the proposed design does not maximise the opportunities presented by the site to provide a strong "gateway" feature at the western entrance to the village centre and that it should form a more positive relationship to the adjoining spaces around the site. The local planning authority would ask that these issues be considered further by the County Planning Authority and that further consultations take place with the local planning authority on these issues.
- (b) The Local Planning Authority is concerned that the submitted plans do not provide an allocated parking space for mobility handicapped drivers close to the entrance to the building in a location where uninterrupted access by wheelchair users can be achieved. It would ask the County Planning Authority to ensure this matter is addressed in accordance with the Berkshire Design Guide.

- (c) That subject to (A) above being resolved to the satisfaction of the Borough Planning Officer, the local planning authority raises no objections subject to the following conditions being imposed on any permission granted:
- (1) A2 Full permissions - implementation
 - (2) E3 Details of materials to be submitted
 - (3) C6 Details of hard and soft landscaping
 - (4) C7 Implementation of approved landscaping scheme
 - (5) C10 Retention of landscaped areas.
 - (6) W2 Site organisation (building operations)
 - (7) HA5 Access constructed before occupation
(delete "dwelling", "accesses" and "have been")
 - (8) HA10 Access closure with reinstatement
 - (9) HA19 Maintenance of Visibility Splays
 - (10) HA27 Provision of parking spaces
(delete "dwelling")

Application No. 622224

**Land rear of 84-100 Yorktown Road, Sandhurst.
Submission of details of siting, design, external appearance and means of access for 68 dwellings pursuant to outline permission 620980.**

A site visit had been held in respect of this application, to which all Members of the Council had been invited.

It was noted that a number of letters of objection had been received.

RESOLVED that the application be refused for the following reason:

The details submitted indicate a substantial raising of ground levels over a significant proportion of the site, which is unacceptable having regard to:-

- a) The adverse environmental and traffic impacts of the importation of the necessary fill material to the site, and its distribution across the site, and
- b) the potential adverse impact on existing vegetation within the site.

Application No. 622559

**Forest Park Surgery, 3-5 Horndean Road, Forest Park, Bracknell.
erection of single storey extension to form gymnasium for disabled.**

A site visit had been held in respect of this application, to which all Members of the Council had been invited.

RESOLVED that the application be refused for the following reason:

- (1) The proposal constitutes a cramped over development of the site detrimental to the amenities of the adjacent Forest Park Surgery contrary to policies SC3 and EN21 of the Deposit Draft Bracknell Forest Borough Local Plan (incorporating proposed changes).

Application No. 622634

**Land at Farley View, Hardness Wood and West Winds, Rounds Hill, Bracknell.
Erection of 10. no houses and associated garages and formation of new vehicular access on to Wokingham Road following demolition of Farley View.**

A site visit had been held in respect of this application, to which all Members of the Council had been invited.

It was noted that letters of objection had been received.

RESOLVED that the application be refused for the following reason:

The proposal represents an undesirable over development of the site, resulting in an unacceptably cramped form of development, out of character with the existing pattern of development in the area and therefore contrary to Policy EN5 of the North Bracknell Local Plan & Policy EN21 of the Deposit Draft Bracknell Forest Borough Local Plan incorporating proposed changes.

Application No. 622487

**33 Prince Consort Drive, Winkfield.
erection of a detached garage and conversion of existing garage into exercise room.**

It was noted that a 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 received
Drawing No LP 233A received 8 August 1997.
- (3) E1 Materials to match existing building
- (4) D10 Restrictions on use of garages

Application No. 622842

**Land fronting Sandhurst Road, Crowthorne.
Section 73 application to allow erection of 33 flats and 5 houses on parcel I without**

**compliance with condition 12 of outline
planning permission 618649.**

RESOLVED that application 622842 be approved for non compliance with condition 12 of outline planning permission 618649 subject to the substitution of the following condition:-

The residential density shall be limited to that shown on drawing 02 received on 26 January 1993 (Parcel I 2.16 acres 33 flats and 5 houses, Parcel J 4.15 acres 63 flats and 12 houses, Parcel K 1.29 acres 11 houses total 7.6 acres 124 units).

Application No. 622843

**Land fronting Sandhurst Road,
Crowthorne.**

**Submission of details of siting, design,
external appearance and landscaping of 5
no. Houses and 33 no. Flats pursuant to
outline permission 618649.**

It was noted that letters of objection had been received.

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

- (1) B3 Plans as received
Site Layout Drawing No. 265/WCC/P47 Rev D
Location plan 265/WCC/P/12
House & flat type Drawings No. 265/WCC/P/30B,31B,32C-36C, 40B-46B,
48,49A,50A,51A and 52B
Drainage and levels 2773/100 Rev A
Landscaping, tree protection and removal and tree/shrub planting schedules. Drawing
nos 674/01B and 02
Schedule of proposed materials
- (2) C1 Protection of trees
674/02 received 22 July 1997
- (3) C4 Protective fencing
- (4) C5 Replacement of damaged landscaping
- (5) C11 Construction of foundations - prevention of root damage to trees
- (6) C12 Details of surfacing
Car parking areas and turning head, and footpaths and roads.
- (7) C15 Removal of permitted development rights (fences)
delete last part of sentence after "erected" in last line.
- (8) D6 Restrictions on house extensions
- (9) G1 Levels/finished floor levels
- (10) Construction work shall not begin until a scheme for protecting the proposed flats from noise from Sandhurst Road and Byron Drive has been submitted to and approved by the Local Planning Authority. All works which form part of the scheme,

as it applies to the protection of each flat, shall be completed before that flat is occupied.

- (11) The proposed access road shall be constructed in entirety and up to the northern site boundary, as indicated on the approved site plan reference 265:WCC:P:47C date stamped 10.7.97, before any other development is commenced, unless otherwise agreed in writing by the Local Planning Authority.
- (12) HA1 Layout and design standards.
- (13) HA16 Roads to be provided.
No dwelling shall be occupied until the roads....
- (14) HA19 Maintenance of visibility splays.
- (15) HA25 Vehicle parking and turning space.
No dwelling
- (16) HA27 Provision of parking spaces.
No dwelling marked out.
- (17) HA29 Communal parking
- (18) HA30 Garages retained for vehicle parking
- (19) W2 Site organisation
- (20) D3 Restrictions on additional windows
 - (i) walls of the terrace of 5 houses facing west and east;
 - (ii) walls of the northern block of flats facing west and east.
- (21) The bathroom windows in the terrace of 5 houses facing east and west shall be permanently glazed with obscure glass.

Application No. 622606

**9 Leafield Copse, The Warren, Winkfield.
erection of two storey side extension
following demolition of existing garage.**

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

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

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received
(insert "REVISED 97344/8, 97344/9, 97344/10, 97344/13, 97344/15 all received 8 August 1997").
- (3) E1 Materials to match existing
- (4) D4 House extensions - obscured glazing

(insert 1 " first floor side" ; insert 2 "10 Leaffield Copse")

- (5) HA30 Garage retained for parking
- (6) The extension hereby permitted shall not be occupied unless and until parking for 3 cars has been provided in accordance with details to be submitted to and approved by the local planning authority.

Application No. 622777

**Jealotts Hill Research Station,
Maidenhead Road, Warfield.**

Section 73 application to allow the permanent retention of building 101 and its continued use by Zeneca Agrochemicals without compliance with conditions 1 and 2 of planning permission 618441.

RESOLVED that subject to:-

- (a) the notification of the application to the Secretary of State as a departure from the development plan and
- (b) the consideration of any further representations as a result of the advertisement and notification raising matters that are not covered by this report

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

- (1) The permission hereby granted shall ensure solely for the benefit of Zeneca Agrochemicals for the purpose of agricultural research and development and by no other company or for any other purposes without the prior written permission of the Local Planning Authority exercised by the granting of planning permission to that effect.

Application No. 622736

**6 Dianthus Place, Chavey Down,
Winkfield.**

Erection of part single storey, part two storey, part first floor side extension and single storey rear extension forming conservatory

It was noted that four letters of objection had been received in respect of the application.

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

- (1) A2 Full permission - implementation.
- (2) B3 Plans as received
(insert "G/591 received 9 June 1997 and 13 August 1997").
- (3) E1 Materials to match existing.
- (4) HA24 Vehicle parking in accordance with approved plan.
Delete "No dwelling/building shall"
Insert "The extension shall not".

- (5) HA30 Garage retained for vehicle parking.

Application No. 622924

**7 Lamborne Close, Sandhurst.
Erection of retaining wall and raising of
garden level.**

RESOLVED that this consideration of this application be deferred to allow a site visit to which all members of the Council will be invited.

Application No. 622682

**7 Waterloo Road, Crowthorne.
Single storey rear extension. Two storey
side extension including chimney.
Construction of bay window and hipped
roof to front elevation and erection of
front porch and canopy.**

It was noted that letters of objection had been received for this application.

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

- (1) A2 Full permissions - implementation.
- (2) B3 Plans as received
(insert "97/0421/02 received 7 August 1997 and plan of "existing parking" received 9 July 1997").
- (3) E2 Samples of materials to be submitted.
- (4) C11 Construction of foundations - prevention of root damage to trees.
- (5) D4 House extensions - obscured glazing
(insert 1 " en suite and dressing area" ; insert 2 "east and south respectively").
- (6) HA30 Car port retained for parking
(substitute "garage" with "car port").
- (7) The space shown as existing hardstanding and driveway on the plan showing "existing parking" received 9 July 1997 shall be kept available for vehicle parking and manoeuvring at all times.

Application No. 622701

**9 Wasdale Close, Sandhurst.
Erection of first floor side extension.**

It was noted that a letter of objection had been received regarding the application.

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

The proposal, by reason of its siting, scale and design, would be detrimental to the amenities currently enjoyed by the occupiers of No.8 Wasdale Close and would, therefore, be contrary to the aims of policy H2 of The Bracknell Forest Borough Local Plan.

Application No. 622918

4-5 Town Square, Bracknell.

Change of use from class A1 shop to voluntary resource centre (regulation 3 application).

It was noted that a letter had been received referring to the desirability of retaining a Class A1 shop on the application site.

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

A5 Temporary permissions-use: to 8 September 2002.

Application No. 622688

22 Birkbeck Place, Sandhurst.

Erection of single storey rear extension and first floor side extension.

It was noted that letters of objection had been received.

RESOLVED that, subject to the consideration of any further representations as a result of the serving of the revised notice under Section 66, raising matters that are not covered by this report, the Borough Planning Officer be authorised to approve the application subject to the following conditions:-

- (1) A2 Full permissions-implementation
- (2) B3 Plans as received-(insert BFBC/97/33/1A received 8/7/97)
- (3) E1 Materials to match existing building
- (4) HA27 Provision of parking spaces (approved drawing ("The extension....."))
- (5) HA30 Garage retained for vehicle parking.
- (6) D3 [Insert No. 24 Birkbeck Place] Restrictions on additional window/door openings.

Application No. 622631

46 Holland Pines, Bracknell.

Enclosure of open land adjoining rear garden with 2 metre high wall/fence to change its use to private garden.

The objections of Bracknell Town Council were noted.

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

- (1) A2 Full permissions - implementation
- (2) B3 Plans as amended - plan and elevations date-stamped 23 July 1997.
- (3) E1 Materials to match existing boundary treatments.

Application No. 622861

10 Primrose Way, Sandhurst.

Erection of single storey side and rear extension.

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

- (1) A2 Full permissions - implementation
- (2) B3 Plans as received
- (3) D2 House extensions - no additional dwelling to be created
- (4) E1 Materials to match existing building
- (5) HA30 Garage retained for vehicle parking

Application No. 622851

1 Seddon Hill, Warfield.

Section 73 application to allow retention of 0.6 metre high post and chain fence to front of property without compliance with condition 8 of planning permission 620383.

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

Nothing herein contained shall be deemed to affect or vary the conditions imposed on reserved matters approval 620383 which conditions shall remain in full force and effect on this site save insofar as they are expressly affected or varied by this approval.

42. Miscellaneous Item - Variation to Approved Plans. (Item 4)

Application No. 622139

36 Southwold, Bracknell.

Erection of single storey rear extension forming wheelchair store following demolition of existing store.

It was noted that a letter of objection had been received.

RESOLVED that the amended plans be agreed as a minor variation to the approved plans.

43. Building Regulations. (Item 5)

The Sub Committee received a report detailing building regulations applications/notices dealt with by the Borough Planning Officer.

44. Applications dealt with by Borough Planning Officer Under Delegated Powers. (Item 6)

The Sub Committee received a report on applications which had been dealt with under delegated powers since the previous meeting.

The meeting commenced at 7.30pm and concluded at 10.25pm.

CHAIRMAN