

**PLANNING COMMITTEE – ADVISORY
MEETING
17 JUNE 2021
6.30 - 11.02 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie, Mossom, Parker, Skinner and Virgo

Apologies for absence were received from:

Councillors Green and Mrs McKenzie-Boyle

Also Present:

Councillors Atkinson and Ms Gaw

10. Minutes

The minutes of the Advisory meeting of the Committee held on 20 May 2021 were approved as a correct record.

11. Declarations of Interest

There were no declarations of interest.

12. Urgent Items of Business

There were no urgent items of business.

13. PS: Application 20/01063/FUL - Crown Land East Of Swinley Road, Ascot

Application for temporary planning permission for use of land for filming purposes. Works to include construction of film set and use of associated land for parking and storage purposes for a period of 12 months.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council as detailed in the agenda.
- The objections from CPRE Berkshire and the Society for the Protection of Ascot & Environs as summarised in the agenda.
- The comments from Creative England as summarised in the agenda.
- The 78 objections received as summarised in the agenda.
- The 45 letters of support received which were also summarised in agenda.
- The representations from the two public speakers who joined the meeting.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore the item would be taken to a formal meeting of the Planning Committee.

14. **PS: Application 20/00714/FUL - Land to Rear of Eggleton Cottage and Poplar Cottage, Chavey Down Road, Winkfield Row, Bracknell**
Erection of detached 3 bedroom dwelling with associated access and parking.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council refusing the proposal as detailed in the agenda
- The 18 objections and 2 letters of support received as summarised in the agenda.
- The 2 further letters of objection received as detailed in the supplementary report.
- The representations from the two public speakers who joined the meeting.

Following the completion of planning obligation(s) under Section 106 of the Town and Country Planning Act 1990 relating to measures to avoid and mitigate the impact of residential development upon the Thames Basins Heath Special Protection Area (SPA);

RECOMMENDED 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:

1. 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

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

Drawing no. 19.067.6 received 14 September 2020

Drawing no. 19.067.7A received 10 May 2021

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

3. The development hereby permitted shall not be begun 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, CSDPD CS7]

4. The development hereby permitted shall not be begun until details showing the finished floor levels of the dwelling hereby approved in relation to 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 interests of the character of the area.

[Relevant Policies: BFBLP EN20, CSDPD CS7]

5. The first-floor window in the southern elevation of the dwellinghouse hereby permitted shall not be glazed at any time other than with a minimum of Pilkington

Level 3 obscure glass (or equivalent). It shall at all times be non-opening unless the parts of the windows that can be opened are more than 1.7m above the floor of the room in which it is installed.

REASON: To prevent the overlooking of neighbouring properties
[Relevant policies: BFBLP EN20]

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed in the roofslope of the eastern elevation of the dwelling hereby approved or on the northern and southern elevations at first floor level and above, except for any which may be shown on the approved drawing(s).

REASON: To prevent the overlooking of neighbouring properties.
[Relevant Policies: BFBLP EN20]

7. The dwelling hereby permitted shall not 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. The areas shown for soft landscaping purposes on the approved plans shall thereafter be retained as such.

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

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

8. The dwelling hereby permitted shall not be occupied until details of a scheme of walls, fences, gates 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 before the occupation of the approved dwelling.

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

9. The development hereby permitted shall not be begun until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: CSDPD CS10]

10. The development hereby permitted shall not be begun until an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the Assessment, as approved, and retained as such thereafter.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

11. The dwelling hereby permitted shall not be occupied until the associated vehicle parking spaces have been surfaced in accordance with the approved plans. The spaces shall be retained and kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users. [Relevant Policies: BFBLP M9, CSDPD CS23]

12. The dwelling hereby permitted shall not be occupied until secure and covered cycle parking has been provided in accordance with the approved plans. The facilities shall thereafter be retained.

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

[Relevant Policies: BFBLP M9, CSDPD CS23]

13. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: BFBLP EN25, CSDPD CS1]

14. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors;
- (b) Storage of plant and materials used in constructing the development;
- (c) Temporary portacabins and welfare for site operatives.

Loading and unloading of plant and vehicles and wheel cleaning facilities, including control of dust/dirt shall be undertaken in accordance with the details contained in the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021.

Each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for their approved purposes.

REASON: In the interests of amenity and highway safety.

[Relevant Policies: BFBLP M9, CSDPD CS23]

15. The dwelling hereby permitted shall not be occupied until a scheme for the provision of biodiversity enhancements including a plan or drawing showing the location of these enhancements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be performed, observed and complied with prior to the occupation of the dwelling hereby approved and retained as such thereafter.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

16. The development shall be constructed in accordance with the Framework Construction Traffic Management Plan reference SJ/ITB16028-001A TN dated 26 April 2021.

REASON: In the interests of highway safety and amenity of neighbouring dwellings during the construction period.

[Relevant Policies: BFBLP EN20, CSDPD CS23]

17. The internal floor layout of the dwelling as shown on drawing no. 19.067.6 received 14 September 2020 by the Local Planning Authority shall be laid out as approved and thereafter retained as such so that the dwelling comprises a maximum of 3 bedrooms at any time.

REASON: To ensure adequate parking provision is provided and that no additional impact to the Thames Basin Health SPA occurs.

[Relevant Policies: BFBLP EN3, M9, CSDPD CS14, CS23, SEP NRM6]

In the event of the S106 agreement not being completed by 30 September 2021, the Head of Planning be authorised to either extend the period further or refuse the application on the grounds of:

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 Regulation 63(5) of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2017 (as amended), Policy NRM6 of the South East Plan, Policy EN3 of the Bracknell Forest Borough Local Plan, Policy CS14 of the Core Strategy Development Plan Document, the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

15. Application 21/00262/FUL - Kenrick, Chavey Down Road, Winkfield Row, Bracknell

Single storey front extension to provide additional accommodation ancillary to the main dwelling.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council objecting to the proposal as detailed in the agenda.
- The 12 objections received from 11 addresses as summarised in the agenda.
- The 3 comments of support as summarised in the agenda.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore, the item would be taken to a formal meeting of the Planning Committee.

16. Application 21/00077/FUL - 1 To 8 Robins Gate, Bracknell

Erection of new floor of accommodation and conversion of former management area to form 4 flats (2 one bedroom and 2 two bedroom).

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objection.
- The letters of objections received by 8 addresses as summarised in the agenda.

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);

RECOMMENDED that the Head of Planning be authorised to **APPROVE** application 21/00077/FUL 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 other submitted details:

Location Plan (001/B) - Received 25.01.21
Proposed Block Plan (102/E) - Received 28.04.21
Proposed Lower Ground Floor (109/A) - Received 25.01.21
Proposed Ground Floor (110/C) - Received 28.04.21
Proposed First Floor (111/A) - Received 25.01.21
Proposed Second Floor (112/E) - Received 27.05.21
Proposed Roof (113/D) - Received 27.05.21
Proposed Section A-A (140/D) - Received 27.05.21
Proposed Section B-B (141/B) - Received 27.05.21
Proposed South-West Elevation (170/E) - Received 11.06.21
Proposed North-West Elevation (171/F) - Received 11.06.21
Proposed North-East Elevation (172/E) - Received 11.06.21
Proposed South-East Elevation (173/F) - Received 11.06.21

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

03. The development hereby permitted shall not commence until details of the all proposed external materials are submitted and approved in writing by the Local Planning Authority.

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

04. The development hereby approved shall not be occupied until the associated vehicle parking and turning space has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

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

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

05. The dwelling shall not be occupied until a plan showing the floor plan and elevation of the cycle store shown on the approved plans, showing 4 secure and covered cycle spaces, is submitted to an approved in writing by the Local Planning Authority. The cycle parking spaces and facilities shall thereafter be retained.

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

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

06. No part of the dwelling shall be occupied until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by, the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

07. No construction works shall take place until an Energy Demand Assessment demonstrating that at least 10% of the development's energy will be provided from on-site renewable energy production, has been submitted to and approved in writing by the Local Planning Authority. The dwelling as constructed shall be carried out in accordance with the approved assessment and retained as such thereafter.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS12]

08. The development shall incorporate surface water drainage that is SuDS compliant and in accordance with DEFRA "Sustainable Drainage Systems - Non-statutory technical standards for sustainable drainage systems" (March 2015). It shall be operated and maintained as such thereafter.

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

09. The development hereby permitted shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

(i) specifications of control of noise arrangements for construction.

(ii) methodology of controlling dust, smell and other effluvia

(iii) site security arrangements including hoardings

(iv) construction methodology

(v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of the amenities of the area.

10. The development hereby permitted shall not be begun until a Waste Management Scheme demonstrating suitable bin and recycling provision, as well as access to the bin storage by residents and waste management vehicles, has been submitted to and approved in writing by the Local Planning Authority. The scheme

shall be implemented prior to the occupation of the new flats hereby approved, and shall be maintained as such thereafter.

REASON: In the interests of the amenities of the area.

17. **Application 21/00145/3 - Ullswater, Bracknell**

Conversion of grassed amenity areas to provide 10 additional parking spaces in 4 locations.

The Committee noted:

- The supplementary report tabled at the meeting.
- That Bracknell Town Council raised no objection.
- The 2 letters of representations received as summarised in the agenda.

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

1. 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.

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

Design and Access Statement – Received 29.01.2021

Layout – 4817 / 387 - Received 02.06.2021

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

3. The development shall not be begun 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 parking spaces being brought into use, whichever is sooner. All hard landscaping works shall be carried and completed prior to the parking spaces being brought into use. 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 good landscape design and the visual amenity of the area. [Core Strategy DPD CS7, BFBLP 'Saved' Policies EN2 and EN20]

18. **Application 21/00224/FUL - 7 Flint Grove, Bracknell**

Installation of a detached pre-fabricated garden building within the rear garden to be used for ancillary use (C3) and pre-school classes (F1).

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council objecting to the proposal as detailed in the agenda.
- The 2 objections received as summarised in the agenda.
- That 6 Letters of support from the occupants of 6 properties had been received.

A motion to endorse the recommendation in the officer report was proposed but fell at the vote. Therefore, the item would be taken to a formal meeting of the Planning Committee.

19. **Application 21/00276/OUT - Land to the Rear of Rendcombe, Terrace Road South, Binfield**

This item was deferred.

20. **Application 21/00485/RTD - Telecommunications Mast, Ringmead, Great Hollands, Bracknell**

This application was determined under delegated powers.

CHAIRMAN

This page is intentionally left blank