

**PLANNING COMMITTEE
29 SEPTEMBER 2021
2.30 - 2.50 PM**



Present:

Councillors Dudley (Chairman), Brossard (Vice-Chairman), Mrs McKenzie, Mossom and Virgo

Apologies for absence were received from:

Councillors Angell, Dr Barnard, Bhandari, D Birch, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie-Boyle, Parker and Skinner

64. Minutes

RESOLVED that the minutes of the meeting held on 16 September 2021 were approved as a correct record.

65. Declarations of Interest

There were no declarations of interest.

66. Urgent Items of Business

There were no urgent items of business.

67. 20/00716/FUL 329 Yorktown Road College Town Sandhurst Berkshire GU47 0QA

Erection of 2no detached 3 bedroom dwellings

The Committee noted:

- The supplementary report tabled at the meeting.
- The amended plan that had been submitted by the applicant
- The comments of Sandhurst Town Council objecting to the proposal as detailed in the agenda.
- The 7 letters of objection received as summarised in the agenda.
- The 2 additional letters of representation as detailed in the supplementary report.

A motion to approve the recommendation in the officer report was proposed but not seconded.

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

RESOLVED that application 20/00716/FUL be **REFUSED** for the following reasons:

1. By reason of siting and layout, and bulk and scale, the proposed development would result in a cramped form of development providing insufficient amenity space for future occupiers and having a detrimental impact on the character and visual amenities of the area. The proposed development would therefore

be contrary to Saved Policy EN20 of the Bracknell Forest Borough Local Plan, Policy CS7 of the Core Strategy Development Plan Document, the Design Supplementary Planning Document (March 2017) and the National Planning Policy Framework.

2. The erection of two additional dwellings and the increase in use of the access off Yorktown Road would constitute unneighbourly development, in particular in relation to the occupiers of 331 Yorktown Road, 333 Yorktown Road and 1 College Road. As such the proposal is considered contrary to 'Saved' policy EN20 of the Bracknell Forest Borough Local Plan, the Design Supplementary Planning Document (March 2017), and the NPPF.
3. 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).

CHAIRMAN