

**PLANNING COMMITTEE – ADVISORY
MEETING
11 NOVEMBER 2021
6.30 - 10.15 PM**



Present:

Councillors Dudley (Chair), Brossard (Vice-Chairman), Angell, Dr Barnard, Bhandari, Brown, Gbadebo, Green, Mrs Hayes MBE, Heydon, Mrs Mattick, Mrs McKenzie-Boyle and Skinner

Apologies for absence were received from:

Councillors D Birch, Mrs McKenzie, Mossom, Parker and Virgo

74. Minutes

The minutes of the meeting held on 14 October 2021 were approved as a correct record.

75. Declarations of Interest

There were no declarations of interest.

76. Urgent Items of Business

There were no urgent items of business.

77. PS 20/00571/FUL Land R/O 89 Locks Ride Ascot Berkshire

Construction of 7no. dwellings (1no. three-bedroom and 6no. four-bedroom detached houses) with associated garages, parking, access and landscaping.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Winkfield Parish Council recommending refusal to the proposal as detailed in the agenda
- The 93 letters of objection received as summarised in the 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.

78. 21/00755/PAC Lily Hill House Lily Hill Road Bracknell Berkshire RG12 2SJ

Prior approval for change of use from B1 (offices) to C3 (residential) to form 33 No. flats.

The Committee noted:

- The supplementary report tabled at the meeting.
- The 40 letters of objection received as summarised in the agenda.

- The comments of Bracknell Forest Society

RECOMMENDED That the Assistant Director: Planning grant Prior Approval subject to the following conditions amended, added to or deleted as the Assistant Director: Planning considers necessary:

01. Development under Class O, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), must be completed within a period of 3 years starting from the prior approval date.
02. This development must be carried out in accordance with the following plans received by the Local Planning Authority, received 23.07.2021, 28.09.2021 and 15.10.2021:

Lily Hill House Proposed Ground Floor Plan Dwg: 210B
Lily Hill House Proposed First Floor Plan Dwg: 211B
Lily Hill House Proposed Second Floor Plan Dwg: 212B
Lily Hill House Proposed Roof Plan Dwg: 213
Lily Hill House Proposed North and South Elevations Dwg: 214
Lily Hill House Proposed East and West Elevations Dwg: 215
Lily Hill Court Proposed Ground Floor Plan Dwg: 230
Lily Hill Court Proposed First Floor Plan Dwg: 231
Lily Hill Court Proposed Roof Plan Dwg: 232
Lily Hill Court Proposed North and South Elevations Dwg: 233
Lily Hill House Proposed East and West Elevations Dwg: 234
Site Location Plan Dwg: 240A
External Site Layout Dwg: 241

03. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, 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

04. No development, including demolition and site clearance, shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:-

- the control of dust, odour and other effluvia - the control of noise (including noise from any aspect of the construction and permitted working hours)
- the control of pests and other vermin (particularly during site clearance) - the control of surface water run-off
- the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site

Construction activity shall be carried out in accordance with the approved CEMP.

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

05. No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for at least 59 cars to be parked, and for vehicles to turn and leave the site in a forward gear. The spaces shall not thereafter be used for any purpose other than parking to serve the flats.

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]

06. No dwelling shall be occupied until at least 61 secure and covered cycle parking spaces have been provided in the location identified for cycle parking on the approved plans within the development. 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]

7. No dwelling shall be occupied until a scheme of signage and markings for the visitor parking has been submitted to and approved in writing by the Local Planning Authority and the approved visitor parking and signage has been provided. The approved visitor parking and signage shall thereafter be retained and maintained in accordance with the approved details.

REASON In the interests of highway safety and personal safety within the car and cycle parking areas.

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

8. Notwithstanding the provisions of Part 2 Class A of the Second Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no fences, gates, walls, or other means of enclosure, shall be erected.

REASON: To retain the open character of the setting of this locally listed building in the interests of its historic significance and the visual amenity of the area.

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

79. **PS 21/00141/FUL Land North Of Tilehurst Lane Binfield Bracknell Berkshire
Erection of 9 no. dwellings, including 2no. affordable dwellings, with
associated landscaping and access to Tilehurst Lane (access as approved
under APP/R0335/W/19/3231875 LPA Ref: 18/00758/FUL)**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Binfield Parish Council recommending refusal to the proposal as detailed in the agenda
- The 16 letters of objection received as summarised in the 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.

80. **21/00104/REM Beaufort Park South Road Wokingham Berkshire RG40 3GD**

Reserved Matters application relating to scale, layout, appearance and landscaping in respect of 68 dwellings in accordance with Condition 1 of planning permission granted on appeal (Ref: APP/R0355/W/18/3206527, LPA ref: 17/01123/OUT) for the demolition of existing vacant office building ("Beaufort Park") and redevelopment of site for up to 68 dwellings, plus associated parking, landscaping, highway improvements and ancillary works.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council recommending refusal to the proposal as detailed in the agenda
- The 9 letters of objection received as summarised in the agenda.

RECOMMENDED that the Assistant Director: Planning be recommended to **APPROVE** the application subject to the following conditions: -

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

19269-C101 REV S
19269-P101 REV AJ
TWWL23039 10D
TWWL23039-03I

19269/P110c
19269/P111c
19269/P112f
19269/P113b
19269/P114d
19269/P115d
19269/P116e
19269/P117c
19269/P119c
19269/P120c
19269/P121c
19269/P122b
19269/P123c
19269/P124e
19269/P125c
19269/P126b
19269/P127c
19269/P128c
19269/P129c
19269/P130c
19269/P131c
19269/P132c
19269/P133c
19269/P134b
19269 / P135/b

19269/P137c
19269/P138c
19269/P140b
19269/P141c
19269/P142b
19269/P143b
19269/P144
19269/P145

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

02. No development above slab level shall take place until samples of the materials to include bricks, tiles, balcony screening materials and surface 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]

03. No development above slab level shall take place until comprehensive details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: -

- a) Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- b) Comprehensive 5 year post planting maintenance schedule.
- c) Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- d) Means of enclosure (walls and fences etc)
- e) Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts
- f) Recycling/refuse or other storage units

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

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

04. Full details of the play equipment for the LAP shall be submitted and approved in writing by the Local Planning Authority prior to its installation. Details shall include all equipment specification and method of fixing. The equipment shall be installed in accordance with the approved details and retained as such thereafter.

REASON: In the interests of the visual amenity and in the interests of the provision of recreational, leisure and educational play.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS1, CS7 and CS8]

05. No dwelling shall be occupied until a plan showing visibility splays at each internal junction of 2.4m x 25m in each direction and forward visibility around

each bend of 22m has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

06. All ecological measures and/or works shall be carried out in accordance with the details contained in Ecology Solutions Ecological Assessment January 2021 as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination. An ecological site inspection report shall be submitted prior to practical completion of any dwelling hereby approved.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

07. No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) risk assessment of potentially damaging development activities
 - b) identification of "biodiversity protection zones"
 - c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during development (may be provided as a set of method statements)
 - d) the location and timing of sensitive works to avoid harm to biodiversity features
 - e) the times during development when specialist ecologists need to be present on site to oversee works
 - f) responsible persons and lines of communication
 - g) the role and responsibilities on site of an ecological clerk of works or similarly competent person
 - h) the use of protective fences, exclusion barriers and warning signs.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the development period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of nature conservation Informative: protective fencing will be required to prevent construction activities from encroaching on the retained heathland area.

08. No part of the development shall be occupied until a scheme for informing buyers and residents about reptiles in gardens and the surrounding area and their importance has been submitted to the Local Planning Authority and approved in writing. The development shall be implemented in accordance with the scheme.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1 CS7]

09. A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the practical completion of the development. The content of the LEMP shall include the following:
- a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management
 - c) Aims and objectives of management
 - d) Appropriate management options for achieving aims and objectives
 - e) Prescriptions for management actions
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
 - g) Details of the body or organization responsible for implementation of the plan
 - h) On-going monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1]

81. **21/00550/FUL School Playing Fields Ranelagh School Ranelagh Drive Bracknell Berkshire**

Installation of ball stop fencing.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Bracknell Town Council with no objection to the proposal as detailed in the agenda
- The 7 letters of objection received as summarised in the agenda.

RECOMMENDED that the Assistant Director: Planning be recommended to **APPROVE UNCONDITIONALLY** application 21/00550/FUL.

82. **21/00743/FUL 7 York Way Sandhurst Berkshire GU47 9DE**

Proposed erection of a single storey side and rear extension to expand the existing Dental Practice (Class E)

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Sandhurst Town Council with objection to the proposal as detailed in the agenda
- The 3 letters of objection received as summarised in the agenda.

A motion to endorse the recommendation in the officer report was proposed but not seconded. Therefore the item would be taken to a formal meeting of the Planning Committee.

83. **Planning Performance Report - Quarter Two, 2021-22**

The Quarter 2 2021/22 Planning Performance Report was noted.

CHAIRMAN