

**PLEASE NOTE PLANS FOR ALL OF THE APPLICATIONS ON THIS
AGENDA CAN BE FOUND ON OUR WEBSITE
www.bracknell-forest.gov.uk**

**PLANNING COMMITTEE
18th August 2022**

**REPORTS ON PLANNING APPLICATIONS RECEIVED
(Head of Planning)**

		Case Officer	Reporting Officer
5	20/00627/FUL Jemca Toyota Bracknell John Nike Way Binfield (Binfield With Warfield Ward) Structure for vehicle washing and valeting, including related drainage. Recommendation:	Olivia Jones	Basia Polnik
6	21/00507/REM Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield (Binfield With Warfield Ward) Submission of reserved matters application to outline planning permission 17/01174/OUT for the approval of details of appearance, landscaping, layout and scale relating to the erection of 40 dwellings including 10 affordable dwellings, together with the provision of parking, landscaping and drainage attenuation features, with access from Tilehurst Lane. Recommendation:	Jo Male	Jo Male
7	21/00089/COND Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield (Binfield With Warfield Ward) Details pursuant to Conditions 04 (Finished Floor Levels), 11 (Site Organisation), 12 (Working Method Statement), 14 (Biodiversity Enhancements), 23 (Surface Water Drainage Scheme), 24 (Drainage Strategy) of planning permission 17/01174/OUT (Appeal Ref: APP/R0335/W/19/3228697). Recommendation: Approve.	Jo Male	Jo Male
8	22/00003/FUL 121 College Road College Town Sandhurst (College Town Ward) Revised scheme for erection of single storey	Emma Sibley	Basia Polnik

rear extension following demolition of existing conservatory and installation of two air conditioning units.
Recommendation: Approve.

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| 9 | 22/00013/COND
Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield (Binfield With Warfield Ward)
Details pursuant to Conditions 20 (Energy Demand Assessment) and Condition 21 (Water Efficiency) of planning permission 17/01174/OUT.
Recommendation: Approve. | Jo Male | Jo Male |
| 10 | 22/00080/COND
Land North Of Tilehurst Lane Tilehurst Lane Binfield (Binfield With Warfield Ward)
Detail pursuant to conditions 10 (cycle parking) and 17 (street lighting) of planning permission 17/01174/OUT
Recommendation: Approve. | Jo Male | Jo Male |

Background Papers

Background papers comprise the relevant planning application file and any document therein with the exception of any document which would lead to disclosure of confidential or exempt information as defined in section 100A of the Local Government Act 1972 as amended.

PLANNING COMMITTEE - POLICY REFERENCES

Key to abbreviations used in the following planning reports.

BFBLP Bracknell Forest Borough Local Plan
CSDPD Core Strategy Development Plan Document
SALP Site Allocations Local Plan
RMLP Replacement Minerals Local Plan
WLP Waste Local Plan for Berkshire

SPG Supplementary Planning Guidance
SPD Supplementary Planning Document

RSS Regional Spatial Strategy (also known as the SEP South East Plan)

NPPF National Planning Policy Framework (Published by DCLG)
NPPG National Planning Policy Guidance (Published by DCLG)
PPS (No.) Planning Policy Statement (Published by DCLG)
MPG Minerals Planning Guidance
DCLG Department for Communities and Local Government

SITE LOCATION PLAN

For information the plans are orientated so that north is always at the top of the page.

THE HUMAN RIGHTS ACT 1998

The Human Rights Act 1998 (“the HRA”) makes it unlawful for a public authority to act in a way that is incompatible with the rights set out in the European Convention of Human Rights.

Those rights include:-

Article 8 – “Everyone has the right to respect for his private and family life, his home.....”

Article 1 - First Protocol “Every natural or legal person is entitled to the peaceful enjoyment of his possessions”.

In some circumstances a local authority may be under an obligation to take positive action to protect an individuals interests under Article 8.

The relevant Convention Rights are not absolute. A Council may take action even though it interferes with private and family life, home and enjoyment of possessions, if it is for a legitimate purpose, necessary and proportionate. In effect a balancing exercise has to be conducted between the interests of the individual and the wider public interest.

Such a test very largely replicates the balancing exercise which the Council conducts under domestic planning legislation.

The provisions of the Human Rights Act 1998 have been taken into account in the preparation of the reports contained in this agenda.

The Human Rights Act will not be specifically referred to elsewhere [in the Agenda] beyond this general statement, unless there are exceptional circumstances which require a more

detailed consideration of any Convention Rights affected.