

**IL THOUGPLANNING COMMITTEE  
18 AUGUST 2022  
6.30 - 7.48 PM**



**Present:**

Councillors Dudley (Chair), Brossard (Vice-Chairman), Dr Barnard, D Birch, Brown, Green, Mrs Mattick, Mossom and Virgo

**Present Virtually:**

Councillors Bhandari, Mrs Hayes MBE, Heydon and Skinner

**Apologies for absence were received from:**

Councillors Angell, Mrs McKenzie and Mrs McKenzie-Boyle

**26. Minutes**

**RESOLVED** that the minutes meeting held on 18 July 2022 were approved as a correct record.

**27. Declarations of Interest**

There were no declarations of interest.

**28. Urgent Items of Business**

There were no urgent items of business.

**29. PS 20/00627/FUL Jemca Toyota Bracknell, John Nike Way, Binfield, Bracknell, Berkshire RG12 8TN**

**Structure for vehicle washing and valeting, including related Drainage**

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments of Binfield Parish Council letters objecting to the proposal as summarised in the agenda.
- The 10 letters of objection as summarised in the agenda.
- The representations of the public speaker at the meeting.

**RESOLVED** that the application be **APPROVED** subject to the following conditions amended, added to or deleted as necessary:

01. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:

Site Location Plan - Received 08.09.20

Site Plan - Received 08.09.20

Drainage Details - Received 08.09.20

Roof Plan and Elevations (002/A) - Received 08.09.20

Karcher Washer Specifications - Received 17.03.22

Activity Noise Assessment - Received 08.07.22

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

Local Planning Authority.

02. The operating hours of the structure hereby permitted shall be limited to the following times:

08:00 - 17:00 Monday to Friday

09:00 - 12:00 Saturday

And no operation at any time on Sundays or public holidays.

REASON: In the interests of the amenity of residents.

[Relevant plans and policies: BFBLP EN20, CSDPD CS7]

03. The structure hereby permitted shall only be used in an ancillary capacity to the car dealership known as Jemca Toyota.

REASON: An independent use would require additional parking and access.

04. Within one month of the date of this permission the noise control measures set out in activity noise assessment (Syntegra, June 2022, ref: 22-9315 rev A), submitted with the application, shall be implemented and maintained as such. Vehicle cleaning shall only take place within the bay structure hereby permitted.

REASON: To protect occupiers of nearby premises from noise

05. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be enclosed and/or attenuated so that noise therefrom does not exceed at any time the noise rating level of 44dB LAR,T when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property

REASON: In the interests of the amenity of residents.

06. The on-site mirror shall be kept clean and clear of all obstructions to enable adequate visibility for vehicles accessing and exiting the vehicle washing and valeting structure.

REASON: To protect the occupants of nearby residential properties from noise generated by use of vehicle horns.

30. **21/00507/REM Land North Of Tilehurst Lane and West Of South Lodge Tilehurst Lane Binfield Bracknell Berkshire**

**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.**

The Committee noted:

- The representations from Binfield Parish Council as detailed in the agenda.
- The 9 representations as summarised in the agenda.

**RESOLVED that the application to be APPROVED subject to the following conditions amended, added to or deleted as necessary:-**

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

Site Plan 212-105-P9

Site Plan - GF Plans 212-106 P7

Affordable Housing P6 212-207 P2

Adoption Plan 212-208 P2

Plot 1 Plans 212-P201 119  
Plot 1 Elevations 212-P202  
Plot 2 Plans 212-P203  
Plot 2 Elevations 212-P204  
Plot 3 Plans 212-P205A  
Plot 3 Elevations 212-P206  
Plot 4 Plans 212-P207  
Plot 4 Elevations 212-P208  
Plot 5 Plans 212-P209  
Plot 5 Elevations 212-P210A  
Plot 6 Plans 212-P211  
Plot 6 Elevations 212-P212  
Plot 7 Plans 212-P213  
Plot 7 Elevations 212-P214  
Plots 8 and 9 Plans 212-P215  
Plots 8 and 9 Elevations 212-P216  
Plots 10 and 11 Plans 212-P217  
Plots 10 and 11 Elevations 212-P218  
Plot 12 Plans 212-P219  
Plot 12 Elevations 212-P20  
Plot 13 Plans 212-P221  
Plot 13 Elevations 212-P222  
Plot 14 Plans 212-P223  
Plot 14 Elevations 212-P224  
Plot 15 Plans 212-P225  
Plot 15 Elevations 212-P226  
Plots 16 and 17 Plans 212-P227  
Plots 16 and 17 Elevations 212-P228  
Plot 18 Plans 212-P229  
Plot 18 Elevations 212-P230  
Plots 19, 20 and 21 Plans 212-P231  
Plots 19, 20 and 21 Elevations 212-P232  
Plots 22 and 23 Plans 212-P233  
Plots 22 and 23 Elevations 212-P234  
Plots 24 and 25 Plans 212-P235  
Plots 24 and 25 Elevations 212-P236  
Plot 26 Plans 212-P237  
Plot 26 Elevations 212-P238  
Plot 27 Plans 212-P239  
Plot 27 Elevations 212-P240  
Plot 28 Plans 212-P241  
Plot 28 Elevations 212-P242  
Plot 29 Plans 212-P243  
Plot 29 Elevations 212-P244  
Plot 30 Plans 212-P245  
Plot 30 Elevations 212-P246A  
Plots 31, 32 and 33 Plans 212-P247  
Plots 31, 32 and 33 Elevations 212-P248A  
Plots 34 - 40 Plans 212-P249  
Plots 34 - 40 Elevations 212-P250  
Plots 34 - 40 Elevations 212-P251  
Garage Plot 1 212-P252  
Garage Plot 2 212-P253  
Garage Plot 3 212-P254  
Garage Plot 4 212-P255  
Garage Plots 5 and 6 212-P256

Garage Plot 13 212-P257  
Garage Plot 14 212-P258  
Garage Plot 26 212-P259  
Garage Plot 27 212-P260  
Garage Plot 28 212-P261  
Garage Plot 29 212-P262  
Garage Plot 30 212-P263  
Plot/Swale Interface Cross Sections ES.20.057 P1  
Hard Landscape Proposals and Boundary Treatments Sheet 1 of 2 GL1701 03D  
Hard Landscape Proposals and Boundary Treatments Sheet 2 of 2 GL1701 04D  
Soft Landscape Proposals Sheet 1 of 2 GL1701 01D  
Soft Landscape Proposals Sheet 2 of 2 GL1701 02D  
06.03 P1 Junction Visibility Splay Layout  
06.04 P3 Electric Vehicle Charging Point Layout  
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 and surface materials, together with details of external porches and other features 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 dwelling hereby permitted shall be occupied until the means of enclosure associated with that unit have been implemented in accordance with the approved details. The means of enclosure shall thereafter be retained and maintained.

REASON: In the interests of the amenities of future occupiers.

04. The garages hereby permitted shall contain a separately accessed storage room which shall be thereafter retained as such. The remainder of the garage accommodation, which shall have minimum dimensions of 6m (length) by 3.5m (width) by 2.4m (height), shall at all times be retained for the use of the parking of motor vehicles only.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

05. No development shall commence until details of the access roads within the site have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until that part of the access road which provides access to the relevant dwelling has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

06. No dwelling hereby permitted shall be occupied until associated vehicle parking and turning space has been provided in accordance with the approved site layout plan 212- 105-P9. The spaces shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate parking and turning in the interests of highway safety.

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

07. No dwelling hereby permitted shall be occupied until means of access to it for

pedestrians and cyclists has been constructed in accordance with the approved plans.

REASON: In the interests of accessibility and to facilitate access by pedestrians and cyclists.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

08. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the associated driveway and the adjacent footway/carriageway. The dimensions shall be measured along the edge of the drive and the back of the footway/ edge of the carriageway from their point of intersection. 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 carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. Prior to the occupation of the development hereby permitted, the following details shall be submitted and approved in writing by the Local Planning Authority: (a) details of the signage for the visitor parking spaces, and (b) a schedule for their provision linked to the occupation of dwellings within the associated part of the site. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.

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: SEP T4, BFBLP M9, Core Strategy DPD CS23]

10. The development shall be carried out providing, as a minimum, the visibility splays to internal site junctions shown on the approved Drawing 06.03 P1 Junction Visibility Splay Layout. 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]

11. The car ports hereby approved shall at all times be retained for the use of the parking of motor vehicles only and, notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port.

REASON: To ensure that the development is provided with adequate parking in the interests of highway safety.

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

12. No dwelling hereby permitted shall be occupied until the electric vehicle enabling infrastructure has been provided in accordance with the approved details shown on Drawing 06.04 P3 Electric Vehicle Charging Point Layout. The electric vehicle enabling infrastructure shall thereafter be retained.

REASON: To ensure that the development is provided with adequate access to electric vehicle charging infrastructure in the interests of sustainability.

**31. 21/00089/COND Land North Of Tilehurst Lane and West Of South Lodge, Tilehurst Lane, Binfield, Bracknell, Berkshire RG42 5JS**

**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).**

The Committee noted:

- The supplementary report tabled at the meeting.
- The letters of representation as summarised in the agenda.
- The additional 3 letters of representation as detailed in the supplementary report.

**RESOLVED** that the application be **APPROVED** on the basis of the following details:

Condition 04: Finished Floor Levels

ES20.057 -11.11P6 levels and Contours Sheet 1

ES20.057 -11.12P6 levels and Contours Sheet 2

Conditions 11 and 12 Site Organisation and Working Method Statement:

Construction Environmental Management Plan and Method Statement Rev B2 dated August 2022

Condition 14: Biodiversity Enhancements

Biodiversity Enhancements Plan 23rd May 2022

Condition 23 and 24 Drainage:

ES20.057-11.01 P7 Drainage Layout Sheet 1

ES20.057-11.02 P8 Drainage Layout Sheet 2

Drainage Modelling Information contained in email from Matthew Huggon dated 29.06.2022

Basin and Swale Plan inc. Wildlife Kerb Detail ES.20.057 17.00 P2

Surface water Catchment Plan ES20.057 04.05 P3

Flood Exceedance Routing Layout ES20.057 13.21 P2

Hydrobrake Detail ES20.057-400.4-P3

Private Drainage Construction Details ES20.057 41.00 P1

Longitudinal Sections Sheet 1 ES20.057 12.01 P3

Longitudinal Sections Sheet 2 ES20.057 12.02 P1

32. **22/00003/FUL 121 College Road, College Town, Sandhurst, Berkshire GU47 ORD**

This application was deferred.

33. **22/00013/COND Land North Of Tilehurst Lane and West Of South Lodge, Tilehurst Lane, Binfield, Bracknell, Berkshire RG42 5JS**

**Details pursuant to Conditions 20 (Energy Demand Assessment) and Condition 21 (Water Efficiency) of planning permission 17/01174/OUT.**

The Committee noted:

- The supplementary report tabled at the meeting.
- No representations have been received in respect of the submitted application.

**RESOLVED** that the application be **APPROVED** on the basis of the following details:

Condition 20 (Energy Demand Assessment):  
Energy Strategy Statement dated March 2022 prepared by Briary Energy  
Details of Daikin Altherma 3 Air Source Heat Pump  
Applicant's emails of 12-08-2022 and 15-08-2022 confirming siting of Air Source Heat Pumps

Condition 21 (Water Efficiency):

Plots 1 - 40 Part G Water Calculation received by the Local Planning Authority on 15th February 2022

34. **22/00080/COND Land North Of Tilehurst Lane, Tilehurst Lane, Binfield, Bracknell Berkshire RG42 5JS**

**Detail pursuant to conditions 10 (cycle parking) and 17 (street lighting) of planning permission 17/01174/OUT**

The Committee noted:

- The supplementary report tabled at the meeting.
- That no representations had been received in respect of the application.

**RESOLVED** that the application be **APPROVED** on the basis of the following details:

Conditions 10 (Cycle Parking):

Cycle Parking Plan 219-109 P2

Condition 17 (External Lighting Scheme):

2482-DFL-HLG-XX-DR-EO-13001-S3-PO6 Lighting Layout  
2482-DFL-HLG-XX-CA-EO-13001-S3-P04 Layout Report  
2482-DFL-HLG-XX-RP-EO-13001-S3-P03 Project Report and Designer Notes  
2482-DFL-HLG-XX-DR-EO-13002-S2-PO3 Lighting Layout (ISO Lux Contours)  
Pharola Bollard Luminaire Specification Sheet

**CHAIRMAN**