

**PLANNING COMMITTEE
19 JANUARY 2023
6.30 - 7.50 PM**



Present:

Councillors Dudley (Chair), Brossard (Vice-Chair), Dr Barnard, Bidwell, Brown, Gbadebo, Green, Mrs Hayes MBE and Skinner

Present Virtually:

Councillors Angell, Bhandari, Mrs McKenzie and Mrs McKenzie-Boyle

Apologies for absence were received from:

Councillors Heydon, Mrs Mattick, Mossom and Virgo

63. Minutes

It was noted that it had been agreed at the meeting on the 15 December 2022 a Tree Preservation Order (TPO) would be applied to the tree at 6 Newhurst Gardens (21/00244/REM). This would be amended in the minutes.

RESOLVED that the minutes of the meeting held on 15 December 2022, as amended, be approved as a correct record.

64. Declarations of Interest

There were no declarations of interest.

65. Urgent Items of Business

There were no urgent items of business.

66. 22/00548/FUL 20 Honeyhill Road, Bracknell, Berkshire

Proposed erection of 2no. 3 bedroom semi-detached houses with parking, following demolition of existing double garage.

The Committee noted:

- The supplementary report tabled at the meeting.
- The comments from Bracknell Town Council objecting to the proposal.
- The 26 objections received as summarised in the agenda.
- The additional representation received as detailed in the supplementary report.

A motion to **APPROVE** the recommendation in the officer report was proposed but fell at the vote.

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

RESOLVED that application 22/00548/FUL be **REFUSED** for the following reasons:-

1. By reason of the layout, the proposed development would result in a cramped form of development out of keeping with the character of the surrounding 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), Policies HO1, HO7 and HO8 of the Bracknell Town Neighbourhood Plan (2021) and the National Planning Policy Framework.
2. 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 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 and the Thames Basin Heaths Special Protection Area Supplementary Planning Document (2018).

67. **21/00978/FUL Crown Wood Primary School, Opladen Way, Bracknell**

Change of use from amenity land to educational use, including the erection of 2m high boundary fence.

A motion to **APPROVE** the recommendation in the officer report was proposed but fell at the vote at the Planning Committee on the 15 December 2022.

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

RESOLVED that application 21/00978/FUL be **REFUSED** for the following reason:-

1. The proposed change of use would, as a result of the associated noise, activity and smoke/fumes from fires, cause an unacceptable loss of amenity to adjacent residential properties, contrary to Policies EN20 and EN25 of the Bracknell Forest Borough Local Plan and the NPPF.

68. **22/00778/FUL 16 Kingswood, Ascot, Berkshire**

Section 73 application for the variation of condition 2 (Approved Plans) of planning permission 21/00668/FUL to allow for the increase the ridge height of the single storey orangery by 0.15m.

The Committee noted:

- The supplementary report tabled at the meeting.
- The observations made by Winkfield Parish Council as detailed in the agenda.
- The objections received from 6 separate postal addresses as summarised in the agenda.
- That a further representation had been received from number 18, however no new issues were raised.

RESOLVED 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 24.01.2021, the date of the original planning permission 21/00668/FUL.

REASON: To comply with Section 91 of the Town and Country Planning Act.

2. The development shall be carried out only in accordance with the following approved plans:

Block Plan

Proposed Elevations

Proposed Elevations 2

Proposed Elevations 3

Proposed Elevations 4

Received 16.09.2022 by the Local Planning Authority.

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined on the approved plans, received 10.06.2022 under 22/00492/NMA by the Local Planning Authority.

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

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

CHAIRMAN