

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
6<sup>th</sup> June 2017

**Present: Chairman:**

Cllr: Alvin Finch,  
Cllrs: Clive Harrison, Roger Meakes, Paul Bidwell

In Attendance

Apologies Cllrs: Gareth Barnard, Denise Hamilton, Ash Merry.  
Debbie Dann (BTC) Jackie Burgess (BTC).

The Meeting opened at 6.30pm and closed at 8.15pm

*Any Bracknell Forest Councillor who could be present at a Bracknell Forest's Planning Committee when any of the following applications are considered states 'that although giving an opinion at the Parish Council Planning Committee based on information available at this meeting the Councillor/s would reconsider any applications at the Bracknell Forest Council Planning Committee with an open mind, taking into account any additional information available at the time'.*

1759 **Minutes**

The minutes of the meeting held 16<sup>th</sup> May 2017 were approved and signed by the Chairman.

1760 **Matters arising not to be considered elsewhere on the Agenda.**

There were no matters arising

1761 **To Consider the following Planning Applications:**

**17/00110/FUL**

**Priestwood & Garth**

**Admiral Cunningham**

Retrospective planning application for decking and the annual erection of a marquee from September to April.

**No objection.**

**17/00183/FUL**

**Old Bracknell**

**Ascot House, Rectory Close**

Erection of 3 storey building with accommodation in the roof space to provide a 14 bedroom HMO following demolition of the existing building.

**No objection.**

**17/00390/FUL**

**Hanworth**

**Land adjacent to 43 Brunswick**

Erection of new dwelling house to side of no. 43.

**Recommend refusal:** Bracknell Town Council recommend refusal due to overdevelopment of the area and congested parking in this street already.

**17/00410/A**

**Wildridings & Central**

**Land within Bracknell Town Centre**

Display of internally illuminated sign (Smiggle unit).

**No objection.**

**17/00411/A**

**Wildridings & Central**

**Fenwick 27 The Avenue**

Display of 7 illuminated acrylic-face letter signs.

**No objection.**

**17/00419/3**

**Great Hollands South**

**Laboratory Cottage,  
Easthampstead Park School**

Change of use of school caretaker's accommodation/offices/store (D1 use class) to create dwelling house (C3 use class) with associated residential curtilage, bin and cycle storage and car parking following demolition of part of the building. Removal of existing gates on drive to north of building and installation of new 2m high new gates to east of access to property.

**No objection.**

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**17/00426/FUL**

**Priestwood & Garth**

**3 Wokingham Road**

Erection of single storey rear extension.

**No objection.**

**17/00438/FUL**

**Bullbrook**

**Steer Point, Broad Lane**

Erection of single storey rear extension following demolition of conservatory (retrospective).

**No objection.**

**17/00491/3**

**Harmans Water**

**Harmans Water Shops and  
Flats, The Square**

Removal of existing vertical clay/concrete tile hanging to front elevation of all flats and replacement with PVC horizontal cladding boards.

**No objection.**

**17/00498/A**

**Wildridings & Central**

**46 High Street**

Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign.

**No objection.**

**17/00457/PAC**

**Harmans Water**

**Lavenir Opladen Way**

Application for Prior Approval for the change of use of offices (Class B1a) to residential (Class C3) to form 69 apartments.

**No objection.**

**17/00458/FUL**

**Priestwood & Garth**

**15 Dukeshill Road**

Erection of a single storey side and rear extension.

**No objection.**

**17/00308/FUL**

**Great Hollands South**

**68 Ringwood**

Change of use of amenity land to private garden and erection of a 1.8m boundary fence with gate.

**Recommend Refusal:** Bracknell Town Council objects to the change of use of amenity land to residential enclosed by 1.8 m high fence as per BTC Amenity Land policy.

Common reasons for enclosure include an increase of garden area for example to allow for the construction of an extension or to bring the land under control for maintenance, especially to prevent littering, dog fouling or other nuisances. Such areas, particularly if part of the highway, may be important for traffic safety reasons. Other areas may be an integral part of the overall design and layout of an estate, contributing to the appearance and character of that estate. Enclosure, in these cases, particularly by high screen walls and fences, could seriously alter the symmetry and attractiveness of an area and destroy the singular character of an estate or locality. In addition, some verges or amenity areas support trees that contribute to the amenity of the area, and it is important that these are retained.

**17/00448/FUL**

**Harmans Water**

**2 Buccaneer Road**

Conversion of garage into habitable accommodation.

**Recommend Refusal:** Bracknell Town Council recommend refusal on the grounds there will be no garage so limited parking causing overcrowded street parking in this area. The driveway does not meet the minimum parking standard for two vehicles.

**17/00453/FUL**

**Hanworth**

**12 Barry Square**

Erection of single storey front porch and part single storey, part two storey rear extension.

**No objection.**

**17/00512/FUL**

**Priestwood & Garth**

**8 Meadow Way**

Erection of a single storey rear extension.

**No objection.**

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- 17/00514/FUL**                      **Hanworth**                      **33 Quintilis**  
Erection of part single, part two storey extension to front, single storey extension to rear and replacement cladding.  
**No objection.**
- 17/00529/A**                      **Wildridings & Central**                      **Brooke House, 54 High St**  
Display of non-illuminated signage comprising of 1 letter sign (south elevation) and 4 wall mounted signs (east elevation).  
**No objection.**
- 17/00530/A**                      **Wildridings& Central**                      **15, 17, 19 & 21 High St**  
Display of 4 illuminated projecting banner signs.  
**No objection.**
- 17/00531/A**                      **Wildridings & Central**                      **Land with Bracknell Town Centre**  
Display of 70 illuminated projecting blade signs (Blocks 2, 5, 6, 7 and 8).  
**No objection.**
- 17/00472/FUL**                      **Wildridings & Central**                      **Waitrose Ltd Bond Way**  
Installation of two ANPR (automatic number plate recognition) cameras and associated car park signage.  
**No objection.**
- 17/00473/A**                      **Wildridings & Central**                      **Waitrose Ltd Bond Way**  
Various car park signage (total no. of signs proposed 35). This comprises 9 new signs, 25 replacement signs and 1 retained but relocated sign.  
**No objection.**
- 17/00474/A**                      **Wildridings & Central**                      **6 Eagle Lane**  
Display of 1 illuminated fascia sign, 2 illuminated projecting signs, 1 illuminated menu case and 8 branded planters (Wagamama’s unit).  
**No objection.**
- 17/00475/FUL**                      **Hanworth**                      **40 Brunswick**  
Erection of two storey side extension.  
**No objection.**
- 17/00487/FUL**                      **Hanworth**                      **74 Cottesmore**  
Erection of a single storey front extension following demolition of existing.  
**No objection.**
- 17/00500/PAH**                      **Harmans Water**                      **10 Lindenhill Road**  
Prior approval application for the erection of a single storey rear extension.  
**No objection.**
- 17/00102/TRTPO**                      **Harmans Water**                      **The Mound, Harmans Water Road**  
  
TPO 376 – Application to fell 1 tree and prune 1 tree.  
**Observation:** Defer to the recommendation of the Tree Officer.
- 17/00515/PAH**                      **Harmans Water**                      **15 Lysander Drive**  
Application for prior approval for the erection of single storey rear extension forming conservatory.  
**No objection.**
- 17/00371/FUL**                      **Priestwood & Garth**                      **9 Lindenhill Road**  
Erection of single storey extension.  
**No objection.**

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- 17/00421/FUL**                      **Bullbrook**                      **Church Meeting Hall 37 Bay Road**  
Installation of three high level windows on the south side of Church Hall, erection of wood framed store room and replacement fence.  
**No objection.**
- 17/00439/FUL**                      **Priestwood & Garth**                      **Bracknell Stores, Wokingham Road**  
Formation of hardstanding.  
**No objection.**
- 17/00482/FUL**                      **Priestwood & Garth**                      **Bracknell & Wokingham College, Wick Hill**  
Erection of 61 dwellings, comprising of 36 1, 2 and 3 bedroom apartments and 25 2 and 3 bedroom houses, with associated parking, amenity space and landscaping following the demolition of educational buildings (3748 sq m in D1 use) at the Wick Hill centre and children's nursery.  
**Recommend refusal:**  
Bracknell Town Council recommend refusal for these reasons:  
1) This is a very busy area for traffic the surrounding roads are always heavily congested at peak times as they service 3 schools as well as the many surrounding houses and flats. The addition of this many properties will cause the area to gridlock at peak times.  
2) Even if BFC Parking Standards are provided on the development there will be some street parking due to the number of cars on a development of this size which will only make the gridlock worse at peak times.  
3) Not enough affordable housing is being provided 5% is very small considering the amount of houses and apartments, 20% of affordable housing would be suitable for the size of this application
- 17/00484/FUL**                      **Priestwood & Garth**                      **91 Moordale Avenue**  
Erection of single storey rear, two storey side extension and insertion of porch canopy.  
**No objection.**
- 17/00492/FUL**                      **Old Bracknell**                      **18 Harcourt Road**  
Erection of a single storey side and rear extension and front porch.  
**No objection.**
- 17/00505/FUL**                      **Harmans Water**                      **Iveagh Court, Nightingale Crescent**  
Refurbishment of existing building including a new communal core.  
**Proposed coloured facade is totally out of keeping with the mature area.**
- 17/00506./FUL**                      **Wildridings & Central**                      **4 Westview, Market Street**  
Change of use from A1 to mixed A1/A3/A5 use.  
**No objection.**
- 17/00110/TRPO**                      **Bullbrook**                      **3 Ashdown Close**  
TPO 678 – Application to fell 2 trees.  
**Observation:** Defer to the recommendation of the Tree Officer.
- 17/00111/TRTPO**                      **Bullbrook**                      **8 Sherwood Close**  
TPO 445 - Application to prune 5 and fell 3 trees.  
**Observation:** Defer to the recommendation of the Tree Officer.

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**1762 Decision Notices**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
17/00180/FUL	4 Sherwood Close	Approval	No objection
17/00153/FUL	1 Priory Walk	Approval	Recommend Refusal. B.T.C recommend refusal on the grounds of our policy on amenity land attached below: 2) the loss of this amenity open space would not set a precedent for other similar proposals, which cumulatively would have an adverse effect on the locality.
17/00219/A	Fenwick 27 The Avenue	Grant with Extra Conditions (Adverts)	No objection
17/00257/LB	The Bull 56 High Street	Withdrawn	No objection
17/00271/A	J Sainsbury Ringmead	Grant with Extra Conditions (Adverts)	No objection
17/00330/FUL	Lone Oak Jocks Lane	Unconditional Approval	No objection
17/00159/FUL	15 Staplehurst	Approval	No objection
17/00243/FUL	25 Bullfinch Rise	Refusal	Recommend Refusal. BTC recommend refusal. Referring to your document 98/00288/OUT for Jennetts Park – Condition 22: The garage accommodation will be retained for the parking of vehicles at all times. REASON: to ensure the Local Planning Authority’s vehicle parking standards are met. Relevant plans and policies BFBLP EN22
17/00272/A	8 Braccan Walk	Grant with Extra Conditions (Adverts)	No objection
17/00319/FUL	Land within Bracknell Town Centre	Approval	No objection
17/00320/A	Land within Bracknell Town Centre	Grant with Extra Conditions (Adverts)	No objection
16/01102/FUL	Pets at Home	Approval	No objection
16/01282/FUL	Bracknell Town FC	Approved and Legal Agreement Signed	
17/00022/A	Pets at Home	Grant with Extra Conditions (Adverts)	No objection
17/00216/A	The Bull 56 High Street	Grant with Extra Conditions (Adverts)	No objection
17/00292/FUL	50 Lindenhill Road	Approval	No objection
17/00298/FUL	115 Northcott	Approval	No objection
17/00407/PAC	Aspect 103 Wokingham Road	Prior Approval COU Granted B1 – C3	Bracknell Town Council have no objections in principle but would like to ensure there is adequate parking spaces especially for visitors in such a congested area.
17/00408/PAC	Aspect 103 Wokingham Road	Prior Approval COU Granted B1 – C3	Bracknell Town Council have no objections in principle but would like to ensure there is adequate parking spaces especially for visitors in such a congested area.
<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
17/00110/TRTPO	3 Ashdown Close	Approval	No objection - defer to BFBC Tree Officer

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**1763 Appeal – 16/00321/FUL – 9 Albert Road – B.T.C recommended refusal**

The proposed development will increase traffic to an already congested area this in turn could cause safety issues especially with the access and egress into some of the parking spaces. This area has a heavy pedestrian use. The building is out of keeping with the character of the local area and will be overbearing to adjacent residents.

**Date of next meeting  
27<sup>th</sup> June 2017 at 6.30 pm**

Signed .....

Dated .....