

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
10<sup>th</sup> January 2017

**Present: Chairman:** Cllr: Alvin Finch,  
Cllrs: Paul Bidwell, Denise Hamilton, Clive Harrison.  
Apologies Cllrs: Gareth Barnard, Roger Meakes, Ash Merry.  
In Attendance Jackie Burgess (DTC).

The Meeting opened at 6.30pm and closed at 7.20pm

*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'.*

- 1583 The meeting started with a presentation on the proposals for the redevelopment of the Warfield Road Care Home. A full planning application will be submitted in the near future and an exhibition is being arranged for local residents.
- 1584 **Declarations of Interest:**- There were no declarations of interest
- 1586 **Minutes**  
The minutes of the meeting held 20<sup>th</sup> December 2016 were approved and signed by the Chairman.
- 1587 **Matters arising not to be considered elsewhere on the Agenda.** There were no matters arising.
- 1588 **To Consider the following Planning Applications:**
- |   |                                  |  |
|---|----------------------------------|--|
| <b>16/01093/3</b>   | <b>Priestwood &amp; Garth</b>    | <b>Meadow Vale School</b>                              |
| Rebuilding of cycle store and retaining wall.   |                                  |  |
| <b>No Objection</b>   |                                  |  |
| <b>16/01102/FUL</b>   | <b>Wildridings &amp; Central</b> | <b>Pets at Home, Skimmed Hill</b>                      |
| Installation of mezzanine floor, treatment facility and 6 air conditioning units.   |                                  |  |
| <b>No Objection</b>   |                                  |  |
| <b>16/01116/FUL</b>   | <b>Bullbrook</b>                 | <b>4 &amp; 5 The Sterling Centre,<br/>Eastern Road</b> |
| Change of use from B1 to form a pre-delivery inspection centre, with MOT facility valeting and car storage (Sui Generis use). In addition to the siting of bin closures, eco storage unit and oil tank enclosure.   |                                  |  |
| <b>No Objection</b>   |                                  |  |
| <b>16/01200/FUL</b>   | <b>Harmans Water</b>             | <b>Raj Bhawan, 58 Harmans<br/>Water Road</b>           |
| Section 73 application for the variation to condition 2 to planning permission 16/00375/FUL for the erection of part single, part two storey rear extension following demolition of existing conservatory, conversion of garage into habitable accommodation with addition of pitched roof over garage, addition of pitched roof over existing front facing dormer and an extension to the dropped kerb. (For clarity the proposed is to increase the depth of the rear extension at ground and first floor levels and width of first floor element). |                                  |  |
| <b>Recommend Refusal:</b> The change to the parking arrangements will have a negative impact on the area and could encourage on street parking.   |                                  |  |
| <b>16/01241/PAH</b>   | <b>Priestwood &amp; Garth</b>    | <b>17 Cedar Drive</b>                                  |
| Application for prior approval for the erection of a single storey rear extension forming conservatory.   |                                  |  |
| <b>No Objection</b>   |                                  |  |

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**16/01183/FUL**

**Crown Wood**

**53 Warwick**

Erection of a rear loft extension including dormer with roof lights to front roof slope.

**No Objection**

**16/01190/FUL**

**Great Hollands South**

**17 Flexford Green**

Proposed single storey rear sun room.

**No Objection**

**16/01252/FUL**

**Wildridings & Central**

**Bentalls 57-67 and McDonalds  
Unit 14 High Street**

Partial demolition and strip out of Bentalls department store and McDonald's unit and redevelopment to include retail uses (use Class A1), food and beverage uses (use class A3, A4 and A5), non-residential institution uses (use class D1), assembly and leisure uses (use class D2), nightclub (sui generis), public event area, public realm improvements, landscaping, external seating and associated highway works.

**No Objection**

**16/00322/TRTPO**

**Wildridings & Central**

**Marchmont Place, Mount  
Pleasant**

TPO 560 – Application to prune 11 trees.

**No Objection**

**1589 Decision Notices.**

Application no	Address	BFB Decision	BTC Comments
16/00962/FUL	Alston House, Market Street	Approved and Legal Agreement Signed. No residential unit shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.	Recommend Refusal. Inadequate parking provision.
16/01049/FUL	11 Toll Gardens	Approval	No Objection
16/01025/FUL	4 Spring Meadow	Approval. The development shall not be occupied until the associated vehicle parking has been surfaced in accordance with the approved drawing 01 rev D. The spaces shall thereafter be kept available for parking at all times.	Bracknell Town Council has no objections as long as adequate parking is maintained.
16/01064/A	9 High Street	Grant with Extra Conditions (Adverts)	No Objection
16/01084/FUL	26 Rectory Lane	Approval	No Objection
16/01109/FUL	32A Ralphy Ride	Approval	No Objection
16/00892/FUL	18 Eddington Road	Approval	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

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			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. BTC will consider the change of use if the land in question fulfils the following: 1) the land does not now, or is unlikely, in the future to fulfill a useful purpose in terms of its appearance, landscaping, recreational use or wildlife value. This area does not fulfil this
16/00982/FUL	The Braccans , London Road	Approval	No Objection
16/01017/A	The Horse & Groom	Grant with Extra Conditions (Adverts)	Bracknell Town Council have no objections as long as the signs near the houses are not illuminated to safeguard the amenity of the local residents.
16/01018/LB	The Horse & Groom	Approval	Bracknell Town Council have no objections as long as the signs near the houses are not illuminated to safeguard the amenity of the local residents.
16/01050/FUL	Queens Wood, Eastham pstead Park	Approval	No Objection
16/01120/FUL	25 Tebbit Close	Approval	No Objection
16/01115/FUL	30 Ralphs Ride	Approval	No Objection
16/01166/FUL	Atrium Court	Approval	No Objection

The decision notices were NOTED

**Date of next meeting  
31st January 2017 at 6.30 pm**

Signed .....

Dated .....