

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
18th October 2016

Present: Chairman:

Cllr: Alvin Finch

Apologies

Cllrs: Paul Bidwell, Clive Harrison, Roger Meakes, P Heydon (co-opted)

In Attendance

Cllrs: Gareth Barnard, Dee Hamilton, Ash Merry,

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'.

Councillor P Heydon was co-opted to the meeting as a sub for Councillor D Hamilton

1504 **Declarations of Interest:-** There were no declarations of interest

1505 **Minutes**

The minutes of the meeting held 29th September 2016 were approved and signed by the Chairman.

1506 **Matters arising not to be considered elsewhere on the Agenda.**

There were no matters arising

1507 **To consider Planning Applications**

16/00983/LB

Old Bracknell

Point Royal, Rectory Lane

Listed building consent for installation of a sprinkler system to each individual flat.

No objection.

16/00922/LB

Priestwood & Garth

Old Malt House, 23 Cedar Drive

Listed building consent for the erection of replacement wall.

No objection.

16/00938/FUL

Wildridings & Central

82 Swaledale

Change of use from dwellinghouse (C3) to house in multiple occupation (C4).

Recommend Refusal. Inadequate parking provided.

16/00928/FUL

Wildridings & Central

Bracknell Town Football Club

Erection of gates, turnstiles and wall to entrance.

No objection.

16/00946/FUL

Harmans Water

6 Cheam Close

Erection of single storey front extension.

No objection.

16/00936/FUL

Priestwood & Garth

The Cube, Downmill Road

Section 73 application to vary condition 02 of the approved plans for planning permission 16/--252/FUL (for the erection of warehouse (Use Class B8) with ancillary office space together with associated works following demolition of existing gatehouse) to allow the installation of mezzanine floor, extension of first floor office floorspace, provision of 4 motorcycle spaces and 4 bicycle spaces and replacement of scissor lift door with loading dock door).

No objection.

16/00947/FUL

Great Hollands North

Boehringer Ingelheim

Demolition of ancillary buildings; erection of a two-storey extension to the main office building; reconfiguration of parking; provision of landscaping and other associated works (amendment to scheme approved under planning permission 14/00736/FUL).

No objection.

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16/00942/FUL

Priestwood & Garth

27 Coppice Green

Erection of two storey side and rear extension and formation of driveway and dropped kerb.

Recommend Refusal: Jocks Lane recreation ground is a very busy site and this would put the entrance to the property almost opposite the park entrance on a fairly narrow road. This would have a negative impact on the flow of traffic and potential cause safety issues when the park is at its busiest in the summer months. Bracknell Town Council also have concerns that there is no mention on how they will cross the brook that flows there or ensure that the flow of the brook is not interrupted

16/00950/FUL

Priestwood & Garth

16 Garth Square

Erection of part two storey, part first floor and part single storey front extension, first floor side/rear extension and insertion of first floor window on side elevation.

No objection.

16/00960/FUL

Bullbrook

21 Bay Road

Erection of part single storey, part two storey rear extension following partial demolition of existing single storey rear extension.

No objection.

16/00241/TRTPO

Priestwood & Garth

Western Peninsula, Western Road

TPO 388 – Application to fell and prune 1 tree.

No objection.

16/00962/FUL

Wildridings & Central

Alston House, Market Street

Erection of 4 storey building comprising 10 self-contained units for shop (Class A1), financial and professional services (Class A2), restaurant and café (Class A3), hot food takeaway (Class A5) and night club (sui generis) use (1148 sq. m) at ground and first floor level with 12 two bedroom apartments on the second and third floors with associated car parking bin storage and landscaping.

Recommend Refusal. Inadequate parking provision.

16/00953/FUL

Priestwood & Garth

125-127 Binfield Road

Erection of two storey rear extension to provide three one bedroom additional flats with subdivision of existing first floor four bedroom flat (re-submission 09/00012/FUL).

Recommend Refusal. Concerns over access and parking.

16/00959/FUL

Hanworth

48 Ludlow

Erection of single storey front and rear extension and two storey side extension.

No objection.

16/00964/FUL

Priestwood & Garth

Warren Down, Wokingham Road

Replacement works to window, door and roof-line.

No objection.

16/00965/FUL

Wildridings & Central

St Joseph's, Church Stanley Walk.

Proposed new stepped access, access ramp and side extension and alterations.

No objection.

16/00981/FUL

Wildridings & Central

Land within Bracknell Town Centre

Installation of roof-mounted plant on retail store.

No objection.

16/00984/PAH

Old Bracknell

46 Longwater Road

Prior approval notification for the erection of single storey rear extension.

No objection.

16/00993/PAH

Old Bracknell

30 Harcourt Road

Prior approval application for the erection of single storey rear extension.

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16/0985/FUL **Great Hollands North** **Jubilee House, Waitrose Ltd**
Installation of air handling unit and chiller plant.
No objection.

16/00995/PAC **Bullbrook** **The Braccans, London Road**
Prior approval notification for the change of use of offices (B1a) to 36 apartments (C3). (Amendment to 16/00299/PAC).
No objection.

16/00892/FUL **Great Hollands South** **18 Eddington Road**
Erection of first floor side extension, two storey side extension and change of use of amenity land to residential enclosed by 1.8m high fence.
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. 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

16/01000/FUL **Great Hollands South** **Easthampstead Park School**
Section 73 application for the removal of conditions 3 and 4 of planning permission 16/00516/3 for the erection of cycle shelter and retention of hardstanding
Withdrawn

16/01019/PAH **Priestwood & Garth** **8 Meadow Way**
Application for prior approval for the erection of single storey rear extension.
No Objection

1508 Decision Notices The following Decision Notices were NOTED

Application no	Address	BFB Decision	BTC Comments
16/00102/FUL	Bracknell Town Football Club	Approved and Legal Agreement Signed: No demolition or construction work shall take place outside the hours of 8:00 am and 6:00 pm Monday to Friday; 8:00 am and 1:00 pm Saturday and not at all on Sundays and Public Holidays	Bracknell Town Council have no objections in principle but would like to ensure there is adequate parking spaces in such a congested area.
16/00871/FUL	82 Calfridus Way	Withdrawn	
16/00748/FUL	29 Woolhampton Way	Approval	No Objection
16/00804/FUL	34 Saffron Road	Approval	No objections as long as two parking spaces are retained.
16/00745/FUL	18 The Ridgeway	Approval	As long as within guidelines for development to edge of property.
16/00190/TRTPO	Brendon Lodge,	Part Approval, Part Refusal	Defer to Tree officer recommendation

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16/00193/TRTPO	7 Shepherds Hill	Part Approval, Part Refusal	Defer to Tree Officer recommendation
16/00201/FUL	Gowring House Market Street	Approved and Legal Agreement Signed	No Objection
16/00880/FUL	31 Octavia	Approval	No Objection

Date of next meeting – 8th November 2016 at 6.30 pm

Signed

Dated