

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE

30th January 2018

Present: Chairman:

Cllr: Alvin Finch

Present:

Cllrs: Clive Harrison, Roger Meakes, Denise Hamilton, Paul Bidwell.

Co-opted:

Cllrs Mary Temperton, Sanjeev Prasad

Apologies

Cllrs: Gareth Barnard, Ash Merry

In Attendance:

Debbie Dann (BTC), Laura Boorman, Jackie Burgess TC
25+ members of the public

The Meeting opened at 6.30pm and closed at 7.25pm

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'.

1999 Minutes

The minutes of the meeting held 9th January 2018 were approved and signed by the Chairman.

2000 Declarations of Interest.

There were no declarations of interest.

2001 Matters Arising not to be considered elsewhere on the agenda

There were no matters arising.

2002 To consider Planning Applications received 30th January 2018

Agenda items were taken out of order agreed by all to allow for time for a representative from the public to speak.

17/01371/FUL

Wildridings & Central

Ranelagh School

Erection of a sports facility including all weather football pitch, rugby pitch and netball courts; two storey education building, 100, sprint track and long jump; and provision of new access with parking and vehicular turning facility.

B.T.C Councillors recommend refusal for the following reasons:

1) Traffic, Parking and Access Problems:

The location of this sports facility entrance/exit would be at the narrowest point of Larges Lane, a small country lane leading to a quiet cemetery and a several dwellings. Traffic here is already regularly congested as St Joseph's Primary School shares a single lane entrance from this corner in Larges Lane, school drop off/collection times or any events being held at the school cause maximum congestion and parking problems. Additionally 14 new dwellings are being built opposite the proposed entrance which will obviously cause more on street parking, although some off street parking is provided the volume of vehicles per household will no doubt exceed this. Funerals at Larges Lane Cemetery are already having to be arranged so as not to coincide with congested times, limiting the times funerals can be held, as this causes parking problems for the mourners attending the funeral and further congests the road. Larges Lane already suffers congestion as it is a lane to allow this development would be detrimental to the area and public that already use it. Where are the users of this new facility meant to park in this already congested area?

2) Residential amenity:

As a joint venture the proposed sports facility will be in constant use until late most evenings due to the fact the pitches will be hired out when not being used by the applicants, the noise level will be raised considerably as the land is nestled between houses and the Cemetery in this quiet lane. This change will not only have a large impact on the local residents surrounding the land but will have a detrimental effect on Larges Lane Cemetery which has long been created as a quiet haven for family and friends to visit their deceased loved ones with time to reflect in a beautiful peaceful setting. Floodlights will also be erected around each pitch and will be in regular use, although the lights may be classed as environmentally acceptable they will have significant effect on the surrounding residential properties that share the lands boundaries.

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| 17/01365/FUL Loft extension with rear dormer and side facing window. No objection. | Hanworth | 120 Juniper |
| 17/01369/FUL Installation of gas vehicle fuelling facility comprising 4 fuel pumps and associated Plant Compound. No objection. | Great Hollands North | Land Fronting East Warehouse Doncastle Road |
| 17/01373/FUL Erection of part single, part two storey rear extension, erection of front porch and internal alterations. No objection. | Priestwood & Garth | 5 Windmill Road |
| 17/01242/FUL Erection of a single side extension and extension of detached garage. No objection. | Great Hollands South | 19 Holland Pines |
| 17/01303/FUL Formation of a dropped kerb. No objection. | Priestwood & Garth | 92 Priestwood Avenue |
| 17/01347/FUL Erection of single storey side extension. No objection. | Crown Wood | 54 Frensham |
| 18/00013/FUL Single storey side extension of garage and conversion of into habitable space. No objection. | Great Hollands South | 101 Staplehurst |
| 18/00017/A Display of 1 internally illuminated fascia sign. No objection. | Wildridings & Central | 4 The Avenue |
| 18/00021/FUL Erection of a single storey rear extension. No objection. | Crown Wood | 3 Oldstead |
| 18/00023/FUL Installation of new plant equipment to rear. No objection. | Old Bracknell | 5-6 Rectory Row |
| 18/00029/FUL Erection of a single storey rear extension. No objection. | Crown Wood | 44 Leaves Green |
| 18/00006/TRTPO TPO 1163 – Application to fell 2 trees. Observation - Defer to the recommendation of the Tree Officer. | Harmans Water | Craigholm 5A Faringdon Drive |
| 18/00007/TRTPO TPO 246 – Application to prune trees to the rear of Taylor House (the area north of the protected area along Oldbury Road). Observation - Defer to the recommendation of the Tree Officer. | Great Hollands North | Taylor House Waitrose Ltd Willoughby Road |

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| 17/01022/3 | Great Hollands Library | Approval | No Objection |
| 17/01049/FUL | 1 Folders Lane | Approval | No Objection |
| 17/01102/T | Royal British Legion Stanley Walk | Approval | B.T.C recommend refusal for the following reasons: 1) Councillors are concerned about change of use to accommodation in an outdated and poor condition building. They have concerns about the standard of facilities that will be available to residents. 2) B.T.C objects to retrospective applications, it is also not clear what date this 12 month application starts and finishes. |
| 17/01104/FUL | Land adjacent to 133 Nuthurst | Approval | No Objection |
| 17/01116/FUL | 12 Ringwood | Approval | No Objection |
| 17/01214/FUL | 57Claverdon | Approval | No Objection |
| 17/00272/TRTPO | 26 Warfield Road | Approval | Observation: Defer to the recommendations of the Tree Officer |
| 17/01209/FUL | 23 Liscombe | Approval | No Objection |
| 17/01257/FUL | 15 Silwood | Approval | No Objection |
| 17/01314/FUL | 19 Priestwood Avenue | Approval | B.T.C Councillors recommend refusal for the following reason: 1) Bracknell Town Council objects to the change of use of amenity land to residential land as per B.T.C Amenity Land policy. 2) B.T.C considers the property already has vehicle access at the rear and feels the land should be retained to help keep the aesthetically pleasing look of this estate. Bracknell Town Council will encourage the policy of safe guarding amenity land to enhance the character of the area. |
| 17/01069/FUL | St Michaels Church Crowthorne Road | Approval | No Objection |
| 17/01079/LB | St Michaels Church Crowthorne Road | Approval | No Objection |
| 17/01207/FUL | JD Sports 2B The Peel Centre | Approval | No Objection |
| 17/01260/FUL | 14 Holly Spring Lane | Approval | No Objection |
| 17/01241/PAS | Fujitsu Lovelace Road | Prior Approval Solar Panels Not Required | No Objection |
| 17/01249/FUL | 58 Falcon Way | Withdrawn | B.T.C Councillors recommend refusal for the following reasons: 1) There is no highway access here just a pedestrian footpath so by allowing a dropped kerb the tenants would then be able drive and park on the public footpath causing obstruction and access |

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| | | | problems to other members of the public who use this pathway. 2) The footpath is bordered on the other side by a recreation park that serves the estate and also leads to the local school and community centre, a dropped kerb allowing vehicle access to the footpath could be hazardous to all users of this pathway from families to the elderly. |
| 17/01263/A | Food Kiosk The Western Centre | Grant with Extra Conditions (Adverts) | No Objection |
| 17/01312/FUL | 17 Ambassador | Approval | No Objection |
| 17/01348/FUL | 8 Sarum | Approval | No Objection |

2004 Notice of Appeal Decision - Dismissed – 53 Warwick, Bracknell, Berkshire - 17/00010/FUL - Creation of driveway and dropped kerb. – B.T.C recommend refusal due to loss of local amenity land.

Date of next meeting –20th February 2018 at 6.30 pm

Signed

Dated