

BRACKNELL TOWN COUNCIL

PLANNING COMMITTEE

13th March 2018

Present: Chairman:

Cllr: Alvin Finch

Present:

Cllrs: Roger Meakes, Paul Bidwell, Denise Hamilton, Sanjeev Prasad

Co-opted:

Cllr: Mary Temperton.

Apologies

Cllrs:, Gareth Barnard, Clive Harrison, Ash Merry

In Attendance:

Debbie Dann (BTC)

The Meeting opened at 6.30pm and closed at 7.30pm

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'.

2039 Minutes

The minutes of the meeting held 20th February 2018 were approved and signed by the Chairman.

2040 Declarations of Interest.

There were no declarations of interest.

2041 Matters Arising not to be considered elsewhere on the agenda

There were no matters arising.

2042 To consider Planning Applications received 13th March 2018

18/00127/FUL

Bullbrook

Hermon, London Road

Erection of a first floor extension to existing bungalow.

No objection.

18/00137/FUL

Harmans Water

**Villa Sorrento, 13 Harmans Water
Road**

Erection of a single storey rear extension, installation of a rear dormer to provide first floor accommodation.

No objection.

18/00158/T

Wildridings & Central

Winchester House, Market Place

Siting of a single store sales office for a temporary period of 3 years.

No objection.

18/00148/PAH

Priestwood & Garth

14 Coppice Green

Application for prior approval for the erection of single storey rear extension forming conservatory.

No objection.

18/00173/PAH

Priestwood & Garth

6 Weycrofts

Application for prior approval for the erection of single storey rear extension.

No objection.

18/00125/FUL

Bullbrook

77-79 Deepfield Road

Erection of 10 dwellings including the creation of a new access road following the demolition of 77 79 Deepfield Road. (Resubmission 15/00445/FUL).

Recommend refusal for the following reasons:

- 1) Overdevelopment of this site, cramped surroundings and out of character with surrounding houses, 10 new properties would be disproportionate in terms of the detrimental impact.

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- 2) Concerns regarding extra traffic flow and access to the site. The proposed access will cause problems in an already busy area that already suffers from parking congestion, the addition of several new properties with inadequate provision for visitor parking will cause more congestion in this area.
- 3) Refuse collection and emergency vehicles already experience difficulties manoeuvring in this road.
- 4) Concerns about the lighting of the site being intrusive to adjacent properties also as vehicles enter or leave the proposed site at night their headlights will shine directly in other residential properties.

18/00160/FUL

Crown Wood

4-5 Keepers Coombe

Erection of two storey front extensions with front dormers and enlarged driveways to 4 and 5 Keepers Coombe.

Recommend refusal for the following reasons:

- 1) Overdevelopment of these houses, completely overbearing and out of character with all the surrounding houses in this area.
- 2) Concerns regarding loss of any parking area at these properties with consideration for visitor parking it will cause more congestion in this area.

18/00167/FUL

Harmans Water

67 Elizabeth Close

Erection of single storey front and two storey side extensions.

Recommend refusal as there are concerns that the proposed extension includes amenity land outside the boundary of this property, B.T.C Councillors object to any amenity land being used.

No objection.

18/00178/FUL

Old Bracknell

34 Mansfield Crescent

Erection of a single storey front and rear extension.

No objection.

18/00179/A

Wildridings & Central

Unit 5K The Avenue

Display of 1 internally illuminated projecting sign, 1 internally illuminated fascia lettering sign and 1 non-illuminated fascia lettering sign (Pret A Manger).

No objection.

18/00030/TR5

Hanworth

119 Oakengates

TPO 619 Application to fell 1 tree.

Observation: Defer to the recommendation of the Tree Officer.

18/00213/PAC

Priestwood & Garth

Century Court Millennium Way

Application for Prior Approval for change of use of existing building from office (B1) to 80 residential units (C3).

Observation: B.T.C Councillors have no objection but feel this should be the maximum of residential units allowed for this property.

No objection.

18/00035/TRTPO

Old Bracknell

23 Rainforest Walk

TPO 1269 Application to fell 1 tree.

Observation: Defer to the recommendation of the Tree Officer.

18/00150/3

Wildridings & Central

Time Square, Market Street

Section 73 application for the variation to condition 2 (approved plans) to planning permission 17/00507/3 for the external and internal alterations, installation of air conditioning units, illuminated exterior signage and flag pole (Relocation of air handling unit).

No objection.

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18/00189/FUL

Bullbrook

16 Kenton Close

Erection of part single storey, part three storey side and rear extensions following demolition of existing garage and alterations to existing rear extension. (Amendments to 16/01127/FUL – part retrospective).

Recommend refusal - overdevelopment of this residential property creating more parking congestion in an already busy area.

18/00220/FUL

Great Hollands South

15 Tawfield

Erection of single storey front extension and two storey side extension following demolition of existing garage.

No objection.

18/00229/FUL

Harmans Water

Pen-Y-Fford Larges Bridge Drive

Raising roof height to form two storey dwelling with roof space.

No objection.

18/00250/FUL

Great Hollands South

11 Staplehurst

Erection of single storey rear extension following demolition of existing conservatory.

No objection.

2043 Decision Notices

Application no	Address	BFB Decision	BTC Comments
17/00359/FUL	43 Western Road	Approved and Legal Agreement Signed	Observation - B.T.C would like to ensure that although these are industrial units a condition is imposed regarding the movement of lorries to ensure there is no negative impact on the amenity of neighbouring properties, i.e. no deliveries before 7am or after 7pm and further restrictions at the weekend.
17/00247/TRTPO	Aston Grange Ralphs Ride	Approval	Observation - Defer to the recommendation of the Tree Officer.
17/01155/FUL	The Brakenhale School Rectory Lane	Approval	No Objection
17/01303/FUL	92 Priestwood Avenue	Approval	No Objection
17/01347/FUL	54 Frensham	Approval	No Objection
18/00017/A	4 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/01222/A	Westbury Mansions Old Bracknell Lane West	Part Approval, Part Refusal	No Objection
17/01336/FUL	The Braccans London Road	Approval	No Objection
18/00021/FUL	3 Oldstead	Approval	No Objection
18/00029/FUL	44 Leaves Green	Approval	No Objection
18/00062/PAH	15 Kenilworth Avenue	Prior Approval HH Refused	No Objection
18/00069/DEM	Easthampstead House Town Square	Not Required	No Objection
18/00030/TR5	119 Oakengates	Approval	Observation - Defer to the recommendation of the Tree Officer.
17/01365/FUL	120 Juniper	Approval	No Objection
18/00013/FUL	101 Staplehurst	Approval	No Objection

2044 Appeal – 76 Chisbury Close 17/00525/FUL

Erection of a 1.95m fence and change of use of amenity land to private garden (part retrospective). **NOTED**

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- 2045 Draft Bracknell Forest Local Plan (2016 – 2034)**
Public Consultation – Thursday 8th February to Monday 26th March
A copy is available to read in B.T.C office. **RESPONSE**
- 2046 Information :** Notice of Submission of the Royal Borough of Windsor and Maidenhead Borough Local Plan to the Secretary of State for Communities and Local Government
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2012 **NOTED**
- 2047. Information:** Reply to our refusal of 17/01371/FUL Ranelagh School & B.T.F.C (papers attached) **NOTED**

Date of next meeting 3rd April 2018 at 6.30 pm

Signed

Dated