

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE

3rd April 2018

Present: Chairman:

Cllr: Alvin Finch

Present:

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

Co-opted:

Cllr: Diana Henfrey

Apologies

Cllrs:, Gareth Barnard, 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'.

2056 Minutes

The minutes of the meeting held 13th March 2018 were approved and signed by the Chairman.

2057 Declarations of Interest.

There were no declarations of interest.

2058 Matters Arising not to be considered elsewhere on the agenda

17/00883/FUL and 17/00885/FUL – Cllr Henfrey raised concerns that new plans have been submitted for these applications online which BTC Councillors may not have seen. Debbie to contact the Planning Officer to verify if these are major changes and need to come back to BTC.

2059 To consider Planning Applications received 3rd April 2018

18/00212/FUL

Priestwood & Garth

33 Agar Crescent

Erection of single storey rear extension.

No objection.

18/00202/FUL

Wildridings & Central

10 The Avenue

Formation of external seating area.

No objection.

18/00210/FUL

Wildridings & Central

Alston House Market Street

Section 73 application to vary condition 10 (approved uses) of planning permission 16/00962/FUL for the 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 parking, bin storage and landscaping. [Note for clarification: this application is to vary condition 10 to allow for D1 (non-residential institutions) use of Unit 6].

No objection.

18/00227/FUL

Hanworth

8 Quintilis

Single storey rear and side extension and internal alterations.

No objection.

18/00233/FUL

Great Hollands South

7 Flexford Green

Erection of single storey side extension.

No objection.

18/00039/TRCA

Old Bracknell

13 Rectory Lane

CONS AREA – Application to fell 1 tree.

Observation - Defer to the recommendation of the Tree Officer.

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- 18/00260/A** **Wildridings & Central** **51 High Street**
Display of 1 internally illuminated sign.
No objection.
- 18/00041/TRTPO** **Hanworth** **Oakengates**
TPO 619 – Application to prune 2 trees.
Observation - Defer to the recommendation of the Tree Officer.
- 18/00265/PAH** **Bullbrook** **50 Ralphps Ride**
Application for prior approval for the erection of single storey rear extension.
Observation - B.T.C Councillors have no objection as long as the extension adheres to permitted development rights.
- 18/00238/FUL** **Bullbrook** **The Braccans London Road**
Erection of new lobby and external alterations.
No objection.
- 18/00247/FUL** **Great Hollands North** **Panasonic UK Building A
Willoughby Road**
Partial change of use of building from Class B1 to Class B8 (storage), associated external alterations, creation of additional floor for Class B1 (Office) use, associated landscaping and plant.
No objection.
- 18/00254/FUL** **Great Hollands South** **33 Stratfield**
Erection of 1.83m close boarded fence (retrospective).
Observation – B.T.C Councillors comment – the fence does not create a pleasant street scene in this area.
- 18/00280/PAC** **Wildridings & Central** **2A High Street**
Prior approval change of use from B1 (office) to C3 (dwelling house), forming 69 residential apartments consisting of 5 studio apartments, 6 two bed apartments and 58 one bed apartments.
No objection.
- 18/00281/PAH** **Bullbrook** **15 Kenilworth Avenue**
Application for prior approval for the erection of single storey rear extension.
No objection.
- 18/00141/FUL** **Harmans Water** **1 The Square**
Erection of single storey rear extension to existing hot food takeaway (A5 use).
No objection.
- 18/00282/FUL** **Great Hollands North** **Land at Peacock Farm
Neighbourhood Centre**
Installation of ATM machine and external alterations.
No objection.
- 18/00283/A** **Great Hollands North** **Land at Peacock Farm
Neighbourhood Centre**
Display of 1 non-illuminated fascia sign, 1 internally illuminated projecting sign and 3 non-illuminated wall mounted signs.
No objection.
- 18/00286/FUL** **Wildridings & Central** **24 Crowthorne Road**
Erection of single storey front extension and part single storey part two storey rear extension with first floor side window.
B.T.C Recommend refusal due to size of the extensions proposed being overdevelopment of this property.

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18/00290/FUL **Bullbrook** **43 Brownrigg Crescent**
Erection of a single storey rear extension following demolition of existing conservatory.
No objection.

18/00291/FUL **Priestwood & Garth** **22 Coppice Green**
Erection of single storey rear extension.
No objection.

18/00296/FUL **Priestwood & Garth** **22 Coppice Green**
Erection of two storey dwelling following demolition of existing garage.
No objection.

18/00299/FUL **Harmans Water** **7 Shaftesbury Close**
Proposed division of single C3 5 bedroom dwelling into two separate dwellings comprising of 7 Shaftesbury Close into a 3 bedroom mid terrace dwelling and 7A Shaftesbury Close into a 2 bedroom end of terrace dwelling.
No objection as long as both properties have sufficient off road parking in accordance with local parking standards.

18/00320/LDC **Wildridings & Central** **20 Bishopdale**
Application for a certificate of lawfulness for the change of use from C3 (Dwelling house) use to C4 (House of Multiple Occupancy).

B T.C Recommend refusal for the following reasons:

1. Overcrowding of this property in a residential area.
2. Increased traffic, Lack of Parking this property only has parking for 1 vehicle; this area already suffers with access and parking congestion problems.

18/00327/FUL **Harmans Water** **4 Priory Walk**
Erection of single storey rear extension following demolition of existing.
No objection.

18/00341/FUL **Harmans Water** **14 Shaftesbury Close**
Erection of a two storey side and single storey rear extension following demolition of existing garage.
No objection.

18/00053/TRTPO **Wildridings & Central** **44 Aldworth Close**
TPO 438 – Application for authorisation to work within Root Protection Area (RPA)/
Observation - Defer to the recommendation of the Tree Officer with a request to check if the concrete drive on this property encroaches on the TPO area.

2060. Decision Notices

Application no	Address	BFB Decision	BTC Comments
17/00482/FUL	Bracknell & Wokingham College	Approved and Legal Agreement Signed	B.T.C 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

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			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
17/00930/FUL	Waitrose Multi-Storey Car Park 1 Oldbury	Approved and Legal Agreement Signed	No objection
18/00009/FUL	17 Coningsby	Approval	No objection
18/00016/FUL	9 Waxwing Park	Approval	B.T.C recommend refusal for the following reasons: 1) Referring to your document 98/00288/OUT for Jennetts Park - Condition 22. The garages will be retained for the parking of vehicles at all times. REASON: to ensure the Local Planning Authority's vehicle parking standards are met. 2) BFC - Residential Parking Standards for a 4 Bedroom dwelling/house are 3 spaces per unit, allowing the garage conversion on this property will fall short of that standard and encourage parking on a public highway defeating the purpose of having parking standards.
18/00007/TRTPO	Taylor House Waitrose Ltd Willoughby Road	Withdrawn	Defer to the recommendation of the Tree Officer.
18/00042/FUL	Poundland 5B the Peel Centre	Refusal	No objection
18/00067/A	Bracknell Enterprise Centre Easthampstead Road	Grant with Extra Conditions (Adverts)	No objection
18/00053/FUL	The Laurels Downshire Way	Approval	B.T.C has no objection to the spaces being relocated as long as the same amount of parking spaces are being provided as on the original application.
18/00070/FUL	1 Ardingly	Approval	No objection
18/00075/FUL	15 Primrose Walk	Approval	No objection
18/00108/FUL	154 Bullbrook Drive	Approval	B.T C Councillors have no objection as long as the land has been purchased in the correct manor and all permissions are applied for and received before any alterations.
18/00114/FUL	20 Engelmere Road	Approval	B.T C Councillors have No Objection as long as the amount of parking spaces already provided on this

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			properties drive are not reduced by the alterations.
17/00237/TRCA	8 South Lynn Crescent	Withdrawn	Defer to the recommendation of the Tree Officer.
18/00033/FUL	31 Stoney Road	Approval	No objection
18/00072/FUL	Poppythorn Old Oak Court West Road Wokingham	Approval	No objection
18/00158/T	Winchester House Market Place	Approval	No objection
18/00154/PAH	27 Moordale Avenue	Prior Approval HH Not Required	B.T.C Councillors recommend refusal as the proposed rear extension is completely oversized for this property.
18/00039/TRCA	13 Rectory Lane	Approval	Defer to the recommendation of the Tree Officer.
17/01149/FUL	The Blue Lion Broad Lane	Approved and Legal Agreement Signed	B.T.C. Recommend refusal for the following reasons: 1) There is not enough parking provided for 12 x 2 Bedroom Flats. 2) Overdevelopment of this site which is on an already very busy highway. 3) No affordable housing in this application.
18/00080/FUL	4 Ringwood	Approval	This property has a (Shared Party Wall) with the neighbouring property B.T.C Councillors have no objection as long as the SPW guidelines are adhered to.
18/00097/FUL	Holly House Reeds Hill	Approval	No objection
18/00098/A	Holly House Reeds Hill	Grant with Extra Conditions (Adverts)	No objection
18/00104/FUL	Oakwood Waterloo Road	Approval	B.T.C Councillors recommend refusal on the basis that that the applicant needs to apply for change of use from B1 (Office) to C3 (Residential dwelling) prior to any alterations being applied for.
18/00113/FUL	94 Calfridus Way	Approval	No objection
18/00118/FUL	79 Nettlecombe	Approval	No objection
18/00019/TRTPO	125 Bullbrook Drive	Refusal	Defer to the recommendation of the Tree Officer.
18/00137/FUL	Villa Sorrento 13 Harmans Water Road	Approval	No objection

Date of next meeting –24th April 2018 at 6.30 pm

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Signed

Dated