

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
10th October 2017

Present: Chairman: Cllr: Alvin Finch
Present: Cllrs: Clive Harrison, Roger Meakes, Ash Merry, Paul Bidwell,
Chris Turrell, Denise Hamilton

Apologies Cllrs: Gareth Barnard,.

In Attendance: Debbie Dann (BTC)

The Meeting opened at 6.00pm and closed at 6.45pm

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'.

1870 Minutes

The minutes of the meeting held 19th September 2017 were approved and signed by the Chairman.

1871 Declarations of Interest. Councillor Mr A Finch – 17/00992/FUL - Blandford House, Sherring Close.

1872 Matters Arising not to be considered elsewhere on the agenda

There were no matters arising.

1873 To consider Planning Applications received 10th October 2017

17/00981/FUL

Priestwood & Garth

106 Binfield Road

Erection of part single storey part two storey rear extension, single storey front extension, conversion of loft into habitable accommodation and dropped kerb (Resubmission of 17/00171/FUL).

Observation: Although Bracknell Town Council have no objection to the extension or loft conversion to this property we would like to raise the problem of the properties in this road having no turning space for cars on the front drive creating the problem of reversing in or out onto a main road with busy traffic and considerable pedestrian flow.

17/00984/PAH

Crown Wood

46 Oakdale

Prior approval notification for the erection of a single storey rear conservatory.

No objection.

17/00217/TRTPO

Bullbrook

3 Enborne Gardens

TPO 229 – Application to prune 3 trees.

Defer to the recommendation of the Tree Officer.

17/00975/FUL

Harmans Water

The Limes Ranelagh Drive

Change of use from amenity land to private garden and the erection of a 1800mm high brick wall.

B.T.C recommend refusal: Bracknell Town Council objects to the change of use of amenity land to residential enclosed land as per B.T.C Amenity Land policy. B.T.C considers the Houses on this estate have substantial gardens already and feel the land should be retained to keep the esthetically pleasing look of this estate.

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, 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.

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17/00985/PAC

Priestwood & Garth

**Building A Berkshire Court,
Western Road**

Notification of Prior Approval for the change of use of office building (Class B1(a)) to residential (Class C3), for the development of up to 40 residential units.

No objection.

17/00992/FUL

Priestwood & Garth

**Blandford House
6 Sherring Close**

Erection of single storey side extension.

No objection.

17/01005/A

Wildridings & Central

21 The Avenue

Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign (Accessorize unit).

No objection.

17/00223/TRTPO

Priestwood & Garth

1 Wilwood Road

TPO 766 – Application to prune 1 tree.

Defer to the recommendation of the Tree Officer.

17/00895/FUL

Great Hollands North

36 Aysgarth

Erection of single storey front extension.

No objection.

17/01023/A

Wildridings & Central

19-23 Braccan Walk

Display of 2 external vinyl signs, 1 internally illuminated hanging sign and 1 internally illuminated vinyl sign (Boots unit).

No objection.

17/01019/FUL

Harmans Water

38 Pankhurst Drive

Erection of a single storey rear extension with roof lantern and single storey front extension with porch canopy.

No objection.

17/01032/PAH

Hanworth

9 Madingley

Prior approval notification for the erection of a single storey rear extension following demolition of existing conservatory.

No objection.

1874 Decision Notices

Application no	Address	BFB Decision	BTC Comments
17/00321/FUL	Former Birdsgrove Nursing Home Warfield Road	Approved and Legal Agreement Signed	No Objection
17/00553/FUL	26 Cannon Hill	Approval	Bracknell Town Council recommend refusal for these reasons: 1) The proposal for the drive on the green to the right of the property would mean the loss of amenity land. 2) The property has a garage at the rear enclosing it with a fence would mean loss of the use of this. 3) Removing a healthy hedgerow and replacing it with a long fence line have a negative effect environmentally.
17/00689/FUL	Parklands Stoney Road	Approval	No Objection

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17/00787/FUL	6 Portman Close	Cannot Entertain	Bracknell Town Council recommend refusal for the reasons: 1) Lack of information on permission for a dropped kerb and access through the garage complex being applied for. 2) There is sufficient off road parking and a garage at the front of the property.
17/00762/FUL	15 Lysander Drive	Approval	No Objection
17/00783/FUL	12 The Avenue	Approval	No Objection
17/00791/LB	36 High Street	Refusal	No Objection
17/00815/FUL	34 Braccan Walk	Approval	No Objection
17/00835/A	2 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
16/01113/FUL	Hayley House London Road	Cannot Entertain	BTC recommend refusal, we have no objection to application 16/0007/PAC but cannot support an application where the BFC parking standards are not adhered to.
17/00326/FUL	11 Nightingale Crescent	Approved and Legal Agreement Signed	B.T.C Planning Committee recommend refusal on 2 counts. 1) Removal of the trees spoiling the forest feeling of this area. 2) Over development of this property again spoiling the rural area it is positioned in.
17/00707/FUL	Abbey House, Grenville Place	Approval	Bracknell Town Recommend refusal for the reasons: The alterations are not in keeping with the traditional look that has been kept in this old area of Bracknell Town.
17/00816/FUL	Abbey House, Grenville Place	Approval	No Objection
17/00836/FUL	Abbey House, Grenville Place	Cannot Entertain	Bracknell Town Council recommend approval on condition that the surrounding trees are not subject to removal or damage such as being pruned to be made smaller and are also protected in future.
17/00851/A	26 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00865/FUL	29 Sarum	Withdrawn	No Objection
17/00867/A	8 Eagle Lane	Grant with Extra Conditions (Adverts)	No Objection
17/00869/FUL	7 Budham Way	Approval	No Objection
17/00942/A	1 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00955/PAH	11 Dryden	Prior Approval HH Not Required	No Objection
17/00434/FUL	Land at Sterling Court, the Redwood Building and Chiltern House Broad Lane	Approved and Legal Agreement signed	B.T.C would like to ensure that this application complies with BFBC parking standards to prevent parking congestion in this area.
17/00170/TRTPO	30 Lynwood Chase	Refusal	Defer to the recommendation of the Tree Officer.

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17/00845/FUL	9 Ringwood	Refusal	<p>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.</p> <p>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.</p>
17/00872/FUL	1 Westbrook Gardens	Approval	No objection
17/00880/LB	White Cottage Crowthorne Road	Approval	Bracknell Town Council would have No Objection as long as the casing for the meter is aesthetically in keeping with the character of the cottage.
17/00186/TRCA	17 Swancote Green	Approval	Defer to the recommendation of the Tree Officer.
17/00908/FUL	65 Crowthorne Road	Approval	No objection
17/00916/FUL	Maxis 2 Western Road	Approval	No objection

1875 Appeal – 17/00498/A 36 High Street Bracknell NOTED

**Date of next meeting
31st October 2017 @ 6.30pm**

Signed

Dated