

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE

31st October 2017

Present: Chairman:

Cllr: Alvin Finch

Present:

Cllrs: Clive Harrison, Roger Meakes, Denise Hamilton, Mary Temperton

Apologies

Cllrs: Gareth Barnard, Paul Bidwell, Ash Merry

In Attendance:

Debbie Dann (BTC)

The Meeting opened at 6.30pm and closed at 8.00pm

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'.

1905 Minutes

The minutes of the meeting held 10th October 2017 were approved and signed by the Chairman.

1906 Declarations of Interest.

Councillor A Finch – 17/00992/FUL – Blandford House, Sherring Close.

1907 Stonegate to present their proposals for the Bus Depot and Offices, Coldborough House, Market Street, Bracknell to the Town Council's Planning meeting in a fifteen minute presentation.

1908 Matters Arising not to be considered elsewhere on the agenda

There were no matters arising.

1909 To consider Planning Applications received 31st October 2017

17/00983/FUL

Hanworth

91 Bucklebury

Erection of a two storey front extension and garage conversion.

Part Refusal - Part Approval B.T.C Councillors object to the garage conversion, this area already suffers with major parking congestion so to take away the garage would mean losing yet another parking space. The entrance to the garage does not have sufficient room for parking cars. B.T.C Councillors have no objection to the two storey front extension.

17/01015/A

Wildridings & Central

3 Eagle Lane

Display of 5 internally illuminated fascia signs (TGI Friday's unit).

No objection.

17/01038/FUL

Wildridings & Central

Circa House 2A High Street

Application for change of use of existing office and creation of additional two floors to form 88 flats.

Observations - 1) Councilors feel the extra floors on this application considering the complete change appearance of the building would be completely out of context with this area of the Town Centre.

2) The flat roof would be of concern due to the fact they have a much shorter life span and need much more maintenance not in keeping with the ecofriendly town.

3) BFC parking standards must be adhered to due to lack of parking in the service yard behind this building and surrounding area.

17/01034/A

Wildridings & Central

25 Braccan Walk

Display of 10 internally illuminated fascia and 3 internally illuminated projecting signs (Primark unit).

No objection.

17/01040/FUL

Harmans Water

56 Fordwells Drive

Erection of a single storey front extension and conversion of garage into habitable accommodation.

No objection.

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17/01042/FUL **Wildridings & Central** **Langley Hall, The Ring**
Installation of 13 additional parking spaces and associated landscaping.
No objection.

17/01043/FUL **Priestwood & Garth** **2 Clacy Green**
Erection of a single storey rear extension.
No objection.

17/01069/FUL **Wildridings & Central** **St Michaels Church Crowthorne Road**
Upgrade to rooftop telecommunications devices and associated works.
No objection.

17/00237/TRCA **Old Bracknell** **8 South Lynn Crescent**
TRCA Application to fell 1 tree.
Defer to the recommendation of the Tree Officer.

17/00241/TRTPO **Priestwood & Garth** **1 Lutterworth Close**
TPO 145 Application to fell 1 tree.
Defer to the recommendation of the Tree Officer.

17/00994/FUL **Priestwood & Garth** **6 Meadow Way**
Conversion of loft into habitable space, including installation of dormer to rear.
No objection.

17/01022/3 **Great Hollands North** **Great Hollands Library**
Alterations to existing building and creation of emergency exit with exterior handrail.
No objection.

17/01045/FUL **Wildridings & Central** **20 Braccan Walk**
Retention of shop front (Bill's unit).
No objection.

17/01079/LB **Wildridings & Central** **St Michaels Church**
Listed building consent for the upgrade to rooftop telecommunications devices and associated works.
No objection.

17/01050/FUL **Hanworth** **36 Kimberley**
Installation of a Velux window on front elevation (retrospective).
No objection.

17/01087/FUL **Priestwood & Garth** **Land at Former Garth Hill College
Sandy Lane**
Erection of 90 dwellings with associated car and cycle parking, landscaping, access (vehicular access from Sandy Lane via Hurley Drive) and associated works following demolition of existing buildings.
Observations - B.T.C Councilors have several concerns about the traffic congestion that will be caused by the extra flow from this development:
1) Sandy Lane already serves the local Primary School so the Lane has many parents dropping off and picking up children. The safety of parents and children walking to the school needs to be considered.
2) The junction of Sandy Lane and the Warfield Road has limited vision due to the hill approaching from the left that carries substantial peak time traffic entering Bracknell Town. Visibility needs to be a consideration.
3) The junction also has another adjacent road serving a housing estate making it a busy bottleneck at peak times.
B.T.C Councilors feel it would be beneficial for a traffic control system such as traffic lights to allow the traffic to be controlled and filtered safely.

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1910. Decision Notices

Application no	Address	BFB Decision	BTC Comments
17/00501/FUL	Clifton House 4 Brants Bridge	Approval	Observation: BTC Consider No Objection as long as the materials used in the alterations comply with fire safety standards.
17/00538/FUL	Forth House 5 Brants Bridge	Approval	Observation: BTC Consider No Objection as long as the materials used in the alterations comply with fire safety standards.
17/00545/A	St Josephs' Church	Grant with Extra Conditions (Adverts)	B.T.C recommend refusal for the reasons set out below: 1) An LED display will be completely out of keeping with the facade of the Church especially as it is in such a prominent place. 2) The Church is in an area that seating has been placed for members of the public to rest whilst shopping or having their lunch break in a tranquil setting, a large LED screen would have a negative impact and change the ambience of the area. 3) It would be unsuitable to see any messages on the screen that favour a particular religion as we are a multicultural society.
17/00832/A	The Avenue Car Park	Grant with Extra Conditions (Adverts)	No Objection
17/00850/FUL	37 Beckford Avenue	Approval	No Objection
17/00177/TRTPO	76 Balfour Crescent	Approval	Observation: B.T.C Defer to the recommendation of the Tree Officer
17/00189/TRTPO	58 Harmans Water Road	Refusal	Observation: B.T.C Defer to the recommendation of the Tree Officer
17/00912/A	36 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00918/FUL	60 Binfield Road	Approval	No Objection
17/00933/FUL	1 Cuckoo Lane	Approval	No Objection
17/00959/A	30 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00406/FUL	24 Coningsby	Approval	No Objection

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17/00898/FUL	15 Ditchling	Approval	No Objection
17/00932/FUL	Wroxham	Approval	BTC have no objections but would like to support the request from no. 28.
17/00958/FUL	30 Braccan Walk	Approval	No Objection
17/00961/FUL	30 Lindenhill Road	Approval	No Objection
17/01005/A	21 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00652/FUL	5 Wickham Vale	Approval	No Objection
17/00182/TRTPO	28 Bevan Gate	Part Approval, Part Refusal	Observation: B.T.C Defer to the recommendation of the Tree Officer
17/00195/TRTPO	7 Cumberland Drive	Approval	Observation: B.T.C Defer to the recommendation of the Tree Officer

1911 Appeal – 16/ 00582 - Oakwood Park Kennels, Peacock Lane – Dismissed

**Date of next meeting
21st November 2017 @ 6.30pm**

Signed

Dated