BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
18th July 2017

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

Apologies Cllr: Gareth Barnard, Ash Merry.

In Attendance: Debbie Dann (BTC) Jackie Burgess (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'.

1807 **Minutes**
The minutes of the meeting held 6th June 2017 were approved and signed by the Chairman.

1808 **Matters arising not to be considered elsewhere on the Agenda.**
There were no matters arising

1809 **To Consider the following Planning Applications:**

17/00608/A **Wildridings & Central** **Land Within Bracknell Town Centre**
Display of internally illuminated fascia sign, internally illuminated blade sign and internally applied fascia frosted window vinyl bands (Flying Tiger Copenhagen Unit).
No objection.

17/00636/A **Wildridings & Central** **20 The Avenue**
Display of one illuminated fascia sign and one illuminated projecting sign.
No objection.

17/00688/PAH **Great Hollands South** **6 Ringwood**
Application for prior approval for the erection of single storey rear extension.
No objection.

17/00613/FUL **Priestwood & Garth** **5 Anders Corner**
Part conversion of garage into habitable accommodation (retrospective).
No objection.

17/00602/A **Wildridings & Central** **Land within Bracknell Town Centre**
Display of internally illuminated fascia sign, projecting blade sign and menu sign (Pizza Express unit).
No objection.

17/00604/FUL **Wildridings & Central** **Holy Trinity Church**
Re-roofing of parts of the building and replacement/repairs to guttering.
No objection.

17/00611/A **Great Hollands South** **1-7 Newlands Farm, Old Wokingham Road**
Display of two non-illuminated board signs.
No objection.

17/00689/FUL **Priestwood & Garth** **Parklands, Stoney Road**
Erection of single storey side and single storey front extensions following demolition of existing conservatory and car port.
No objection.

17/00652/FUL **Great Hollands South** **5 Wickham Vale**
Erection of single storey flat roof rear and side extension.
No objection.

17/00659/FUL **Harmans Water** **Raj Bhawan, 58 Harmans Water Road**
Proposed conversion of single dwelling house to three self-contained flats with raising of garage roof, the erection of a single storey front extension, side porch and addition of balcony in front elevation.
Bracknell Town Council recommend refusal for the reasons below:
1) Over development of the area. 2) More traffic flow onto a busy main road, a turning circle should be supplied to ensure no reversing on to main road. Concerns regarding shortage of parking spaces to allow for turning circle. 3) Loss of privacy for neighbours to rear of property due to dormers.

17/00660/A **Wildridings & Central** **5 Braccan Walk**
Display of one internally illuminated fascia sign, 2 internally illuminated hanging signs, 2 backlit signs and 2 plasma screens (Kiko unit).
No objection.

17/00661/A **Wildridings & Central** **Land within Bracknell Town Centre**
Display of two internally illuminated fascia "bulb" signs and one internally illuminated projecting sign (Bill's unit).
No objection.

17/00667/FUL **Harmans Water** **38 Pankhurst Drive**
Erection of single storey rear extension with roof lantern and single storey front extension.
Bracknell Town Council recommend refusal this reason: The front extension would overshadow the adjoining property resulting in loss of light and view for an end corner property, I also refer to the covenant mentioned by the objection from a neighbouring property regarding overshadowing and adverse effect to the character of the neighbourhood. We would not have any objections to the rear extension in this case.

17/00668/FUL **Priestwood & Garth** **27 Merryhill Road**
Erection of single storey rear extension.
No objection.

17/00132/TRTPO **Priestwood & Garth** **The Western Centre, Western Road**
TPO 664 – Application to fell 2 and prune 4 trees.
Bracknell Town Council recommend refusal on the felling of these trees on basis of keeping to the Bracknell Forest policy of preserving trees and green spaces for a more pleasant environment. We do not have any objections to the pruning of trees when needed.

17/00673/A **Wildridings & Central** **16-18 The Avenue**
Two internal signs behind the shop front glazing – LED internally illuminated vertical signs. White with orange/pink lettering reading "SUPERDRY".
No objection.

17/00677/FUL **Priestwood & Garth** **57 Priestwood Avenue**
Erection of a two storey side and single storey rear extension.
No objection.

17/00695/PAH **Old Bracknell** **87 Pond Moor Road**
Prior approval application for erection of single storey rear extension following demolition of existing conservatory.
No objection.

17/00140/TRTPO **Wildridings & Central** **McDonalds, Wildridings Road**
TPO 501 – Application to fell one and prune 15 trees.
Bracknell Town Council recommend refusal on the felling of trees on basis of keeping to the Bracknell Forest policy of preserving trees and green spaces for a more pleasant environment. We do not have any objections to the pruning of trees when needed.

17/00699/FUL **Great Hollands North** **4 Blackbird Place**
Erection of single storey rear extension.
No objection.

17/00702/A **Wildridings & Central** **9 Eagle Lane**
Display of 2 internally illuminated signs and one non-illuminated fascia sign (Zizzi's unit).
No objection.

17/00704/A **Wildridings & Central** **17 The Avenue**
Display of one illuminated fascia sign and one illuminated projecting sign.
No objection.

17/00553/FUL **Old Bracknell** **26 Cannon Hill**
Erection of 1.8m fence and creation of driveway and dropped kerb to the front of the house.
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.

17/00648/FUL **Wildridings & Central** **Coldborough House Market Street**
Change of use from bus depot (Sui Generis) to bus depot and car wash (Sui Generis), installation of canopy and siting of storage container (retrospective).
No objection.

17/00141/TRTPO **Harmans Water** **7 Old Tollgate Close**
TPO 740 – application to prune 1 tree.
No objection.

17/00682/FUL **Bullbrook** **5 Kenton Close**
Conversion of single dwelling house to three self -contained flats.
Bracknell Town Recommend refusal for these reasons:
1) Loss of a family home when the area already suffers from a lack of suitable family accommodation.
2) Lack of parking spaces in an already busy road that suffers with on road parking issues.
3) Concerns over health and safety issues with the shared stairway that would be for narrow for the use of flats.

17/00683/FUL **Wildridings & Central** **Abbey House, Grenville Place**
Installation of replacement windows.
- Bracknell Town recommend refusal for the reason that the alterations are completely out of keeping with the traditional look that has been kept in this old area of Bracknell Town.

17/00692/FUL **Crown Wood** **34 Oldstead**
Erection of single storey rear extension, single storey front extension and dropped kerb.
Bracknell Town Recommend refusal for these reasons:
1) The single storey front would have an adverse effect to the character of the neighbourhood. We would not have any objections to the rear extension in this case.
2) There is parking provided behind the houses in this road so there is no valid reason for needing to change the front garden of the house to parking spaces with a dropped kerb.

17/00706/A **Hanworth** **J Sainsbury Ringmead**
Display of replacement signs – 2 internally illuminated totem signs, 1 non-illuminated totem sign, 4 non-illuminated wall signs and 3 non-illuminated wall panel signs.
No objection.

17/00707/FUL **Wildridings & Central** **Abbey House, Grenville Place**
Proposed external alterations to building including cladding, painted brickwork and changes to windows.
Bracknell Town recommend refusal for the reason that the alterations are completely out of keeping with the traditional look that has been kept in this old area of Bracknell Town.

17/00708/A **Wildridings & Central** **28 Braccan Walk**
Display of 1 internally illuminated sign and internally fitted non-illuminated vinyl signs (Carphone Warehouse).
No objection.

17/00735/FUL **Priestwood & Garth** **27 Farm Close**
Erection of single storey rear extension following demolition of existing conservatory.
No objection.

17/00720/A **Wildridings & Central** **22 Braccan Walk**
Display of 2 illuminated fascia signs and 1 illuminated projecting sign.
No objection.

17/00736/FUL **Harmans Water** **47 Ripplesmere**
Erection of single storey front extension.
No objection.

17/00727/FUL **Harmans Water** **22 Tornado Chase**
Erection of conservatory to rear of the property.
No objection.

17/00741/A **Wildridings & Central** **Land within Bracknell Town Centre**
Display of 2 illuminated fascia signs.
No objection.

17/00743/A **Wildridings & Central** **Land with Bracknell Town Centre**
Display of 11 illuminated projecting signs.
No objection.

1810. Decision Notices

Application no	Address	BFB Decision	BTC Comments
17/00390/FUL	Land adjacent to 43 Brunswick	Refusal	Recommend Refusal. B.T.C recommend refusal due to overdevelopment of the area and congested parking in this street already.
17/00392/FUL	Fenwick 27 The Avenue	Approval	No objection
17/00491/3	Harmans Water Shops and Flats	Approval	No objection
17/00498/A	36 High Street	Refusal	No objection
17/00448/FUL	2 Buccaneer Road	Approval	Recommend Refusal. B.T.C recommend refusal on the grounds there will be no garage so limited parking causing overcrowded street parking in this area. The driveway does not meet the minimum parking standard for two vehicles.
17/00457/PAC	Lavenir Opladen Road	Prior Approval COU Granted B1-C3	No objection
17/00531/A	Land within Bracknell Town Centre	Approval	No objection
17/00071/TRTPO	66 Balfour Crescent	Approval	Defer to the recommendations of the Tree Officer
17/00072/TRTPO	Homebase Ltd	Approval	Defer to the recommendations of the Tree Officer
17/00077/TRTPO	5 Old Farm Drive	Refusal	Defer to the recommendations of the Tree Officer
17/00458/FUL	15 Dukeshill Road	Approval	No objection
17/00514/FUL	33 Quintilis	Approval	No objection
17/00474/A	6 Eagle Lane	Grant with Extra Conditions (Adverts)	No objection
17/00487/FUL	74 Cottesmore	Approval	No objection
17/00527/A	Land within Bracknell Town Centre	Grant with Extra Conditions (Adverts)	No objection
17/00579/A	Land within Bracknell Town Centre	Grant with Extra Conditions (Adverts)	No objection
17/00110/FUL	Admiral Cunningham	Approval	No objection
17/00235/FUL	34 Saffron Road	Approval	No objection
17/00308/FUL	68 Ringwood	Refusal	Recommend Refusal. 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. 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.
17/00421/FUL	Church Meeting Hall 37 Bay Road	Approval	No objection
17/00427/FUL	11 Sparrowhawk Way	Approval	Recommend Refusal. B.T.C recommend refusal due to the loss of the garage parking space, this has a detrimental impact on the local area due to on street parking, this area already suffers from street parking congestion.
17/00095/TRTPO	27 Coppice Green	Approval	Defer to the recommendations of the Tree Officer
17/00467/FUL	84 Jaguar Lane	Approval	BTC have No Objection as long as the conservatory does not exceed the width of the house.
17/00475/FUL	40 Brunswick	Approval	No objection
17/00480/FUL	21 Glenwood	Approval	No objection
17/00492/FUL	18 Harcourt Road	Approval	No objection
17/00506/FUL	4 Westview Market Street	Approval	No objection
17/00517/FUL	4 Black Meadows	Approval	No objection
17/00566/FUL	36A Lindenhill Road	Approval	No objection
17/00548/FUL	Point Royal Rectory Lane	Approval	No objection
17/00549/LB	Point Royal Rectory Lane	Approval	No objection

Date of next meeting
8th August 2017 at 6.30 pm

Signed …… Dated ……