

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
19<sup>th</sup> September 2017

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

**Apologies** Cllrs: Gareth Barnard, Denise Hamilton.

**In Attendance:** Jackie Burgess (BTC)

The Meeting opened at 6.30pm and closed at 7.25pm

*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'.*

**1850 Minutes**

The minutes of the meeting held 29<sup>th</sup> August 2017 were approved and signed by the Chairman.

**1851 Matters arising not to be considered elsewhere on the Agenda.**

1838 RBWM Local Plan – Councillors agreed to send the following statement in response to the consultation:- Bracknell Town Council welcomes the opportunity to comment on the Borough Local Plan for the Royal Borough of Windsor and Maidenhead (RBWM).

Bracknell Town Council is the parish council for the Bracknell Town area, within and covering approximately half of the area of the Borough of Bracknell Forest. We restrict our comments to matters relating to the Bracknell Town area.

Development: The proposals for concentrations of development in Ascot and Maidenhead are noted, as is the proposed increase in housing density for the centre of Maidenhead. The proposed reprovision of Heatherwood hospital is welcomed. The difficulty of finding non-green belt sites in RBWM is also noted, as is the role of the edge of settlement study quoted in the plan, of potentially unlocking further sites for development.

Routes: key routes between Bracknell and RBWM are those to and from Ascot and Maidenhead. People travel for work, hospital appointments and shopping. It is important to consider the likely change in transport movements as a result of development in Ascot and Maidenhead, in addition to changes in Bracknell with a revitalised Town centre (the Lexicon) and more town centre development.

Public transport: The coming of the Elizabeth Line (Crossrail) to Maidenhead in 2018 will be a further impetus for changes in patterns of movement. Bracknell Forest Council, RBWM, and Buckinghamshire County Council already support the 53 bus service between Bracknell, Maidenhead and Wrexham Park Hospital. The commercial 702 bus connects Bracknell and Ascot, and goes on to provide important connections to Legoland and Windsor. Change in movement leading to the enhancement of public transport between Bracknell, Maidenhead and Ascot would be of clear benefit to residents.

Green and blue infrastructure: Bracknell Town values its green spaces for leisure and well-being, and agrees with the importance of support for green and blue infrastructure mentioned in the plan.

We will watch the progress of the RBWM local plan with interest. We agree that it is important to plan, and that this is in the best interests of all residents

**1852 To Consider the following Planning Applications:**

**17/00795/FUL** **Priestwood & Garth** **The Maples Wokingham Road**  
Formation of a dropped kerb to provide vehicular access onto a classified road.

**Recommend Refusal:-** BTC recommend refusal unless there is a legal agreement between the two properties to safeguard the access onto a busy road.

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**17/00832/A**   **Wildridings & Central**   **The Avenue Car Park**  
Display of 1 illuminated totem sign to staircase and 2 non-illuminated temporary fascia signs.  
**No Objection**

**17/00852/FUL**   **Harmans Water**   **19 Vulcan Drive**  
Conversion of single dwelling house to three self-contained flats (retrospective).  
**Observation:** BTC have no objection in principle but do have concerns about parking

**17/00929/FUL**   **Priestwood & Garth**   **28 Meadow Way**  
Erection of 4 dwellings following demolition of existing bungalow, including widening of existing vehicular access with associated parking, refuse and cycle storage.  
**No Objection**

**17/00932/FUL**   **Great Hollands North**   **Wroxham**  
Conversion of grass amenity area into 3 additional parking spaces.  
**Observation:** BTC have no objection to the planning application but would like to support the request from number 28

**17/00933/FUL**   **Great Hollands North**   **1 Cuckoo Lane**  
Erection of conservatory to the rear of the property.  
**No Objection**

**17/00946/NMA**   **Priestwood & Garth**   **Land to North of Western Road**  
Non Material Amendment to install security fence to southern boundary for planning permission 15/01165/FUL.  
**No Objection**

**17/00848/FUL**   **Wildridings & Central**   **Circa House 2A High Street**  
Enlargement of building by formation of up to three further storeys, and other changes, to accommodate 24 flats in addition to those already approved in the existing building.  
**Observations:** BTC would like to question the number of affordable housing offered in this development. The TC will discuss the matter with the Planning Officer and inform the Committee so that a balanced response can be submitted. *The Planning Officer after seeking a legal view has returned the application as 'cannot entertain'. The prior consent is not considered to have been implemented as none of the flats are occupied therefore the use of the building remains as B1 office. The submitted application only seeks consent for the additional units which would be accessed through the communal staircase. The building is considered to be one planning unit and accordingly the application should be comprehensive and contain the changes to the whole building. If/when resubmitted a change of use application for the whole building would include 25% affordable housing.*

**17/00899/A**   **Hanworth**   **Racquet & Health Club Nine Mile Ride**  
Display of one free standing board sign.  
**No Objection**

**17/00920/FUL**   **Hanworth**   **17 Russell Close**  
Change of use from C3 (Dwelling house) to mixed use C3 (Dwelling house) and retrospective child minding business (D1 use).  
**Recommend Refusal:** the location does not suit an increase in business so therefore BTC must recommend Refusal

**17/00918/FUL**   **Priestwood & Garth**   **60 Binfield Road**  
Creation of driveway and dropped kerb to the front of the house.  
**NO Objection**

**17/00919/FUL**   **Priestwood & Garth**   **2A Fowlers Lane**

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Section 73 application for the variation of conditions 02 (approved drawings) to planning permission 16/01096/FUL for the erection of a single storey rear extension including the conversion of flat roof to pitched roof and changes to front and rear elevations (retrospective).

**No objection**

**17/00947/FUL**

**Wildridings & Central**

**Stanley Walk**

Erection of brick retaining wall with hand rail and associated works following demolition of existing canopy.

**No Objection**

**17/00935/A**

**Wildridings & Central**

**3 The Avenue**

Display of 1 internally illuminated fascia sign.

**No Objection**

**17/00937/A**

**Hanworth**

**Racquet & Health Club Nine  
Mile Ride**

Display of 2 internally illuminated board signs and 1 non-illuminated board sign.

**No Objection**

**17/00942/A**

**Wildridings & Central**

**1 Braccan Walk**

Display of 2 internally illuminated built up letters fixed through glazing (Top Shop).

**No Objection**

**17/00944/FUL**

**Hanworth**

**Racquet & Health Club Nine  
Mile Ride**

Installation of outside pool and terrace with associated plant room and hard landscaping.

**No Objection**

**17/00949/FUL**

**Hanworth**

**8 Quintilis**

Erection of two storey front extension and part conversion of garage into habitable accommodation with internal alterations.

**No Objection**

**17/00955/PAH**

**Hanworth**

**11 Dryden**

Prior approval application for the erection of a conservatory to the rear of the property.

**No Objection**

**17/00202/TRTPO**

**Harmans Water**

**Buttermere House,  
1 Buttermere Gardens**

TPO 753 – Application to prune 3 trees.

**Defer to the recommendation of the Tree Officer**

**17/00205/TRTPO**

**Bullbrook**

**Michaelmas, 10 Kenilworth  
Avenue**

TPO 154 – Application to prune 1 tree.

**Defer to the recommendation of the Tree Officer**

**17/00898/FUL**

**Hanworth**

**15 Ditchling**

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

**No Objection**

**17/00195/TRTPO**

**Bullbrook**

**7 Cumberland Drive**

TPO 67 – application to prune 1 tree.

**Defer to the recommendation of the Tree Officer**

**17/00924/LDC**

**Priestwood & Garth**

**48 Wilwood Road**

Lawful development certificate for the continued use of the bay window and hardstanding on amenity land.

**No Objection**

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**17/00930/FUL**    **Great Hollands North**    **Waitrose Multi-Storey Car  
Park 1 Oldbury**

Extension to existing multi-storey car park.  
**No Objection**

**17/00959/FUL**    **Wildridings & Central**    **30 Braccan Walk**

Installation of new shop front.

**No Objection**

**17/00959/A**    **Wildridings & Central**    **30 Braccan Walk**

Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting hanging sign.

**No Objection**

**17/00206/TRTPO**    **Wildridings & Central**    **2 Poneys Close**

TPO 1073 – Application to prune 1 tree.

**Defer to the recommendation of the Tree Officer**

**17/00961/FUL**    **Priestwood & Garth**    **30 Lindenhill Road**

Erection of a single storey rear extension and front porch.

**No Objection**

**17/00964/FUL**    **Hanworth**    **35 Quintilis**

Erection of part single storey, part two storey front extension.

**No Objection**

**17/00969/FUL**    **Great Hollands North**    **Waitrose Sports and Social  
Club Willoughby Road**

Reconfiguration of existing car park and creation of new vehicular access from Willoughby Road.

**No Objection**

**17/00970/FUL**    **Bullbrook**    **Edenfield Larges Lane**

Section 73 application for the variation of condition 02 (approved drawings) of planning permission 16/01233/FUL for the erection of 48 dwellings with associated parking and vehicular access from Larges Lane, following demolition of existing office building. (For clarification changes are sought to the internal arrangements of the flats, including the incorporation of the outside space of the 6<sup>th</sup> floor flat into the flat, alterations to fenestration to both the flats and houses, addition of external doors and an increase in floor to floor and parapet heights).

**No Objection**

**17/00211/TRTPO**    **Priestwood & Garth**    **64 Moordale Avenue**

TPO 1237 application to prune 1 tree.

**Defer to the recommendation of the Tree Officer**

**17/00213/TRTPO**    **Bullbrook**    **3 Sherwood Close**

TPO 445 – application to fell 1 tree.

**Defer to the recommendation of the Tree Officer**

**1853 Decision Notices**

Application no	Address	BFB Decision	BTC Comments
17/00507/3	Time Square Market Street	Approval	No Objection
17/00613/FUL	5 Anders Corner	Approval	No Objection
17/00648/FUL	Coldborough House	Approval	No Objection
17/00661/A	Land within Bracknell Town Centre	Grant with Extra Conditions (Adverts)	No Objection
17/00668/FUL	27 Merryhill Road	Approval	No Objection

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17/00677/FUL	57 Priestwood Avenue	Approval	No Objection
17/00692/FUL	34 Oldstead	Approval	Bracknell Town Council recommend refusal: 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	J Sainsbury PLC	Grant with Extra Conditions (Adverts)	No Objection
17/00735/FUL	27 Farm Close	Approval	No Objection
17/00720/A	22 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00736/FUL	47 Ripplesmere	Approval	No Objection
17/00727/FUL	22 Tornado Chase	Approval	No Objection
17/00763/FUL	16 Greenhow	Approval	No Objection
17/00826/A	7 Eagle Lane	Grant with Extra Conditions (Adverts)	No Objection
17/00834/DEM	Dennis Pilcher House Rowley Close	DEM PAD needs planning approval	No Objection
17/00379/FUL	87 Deepfield Road	Approval	No Objection
17/00140/TRTP O	McDonalds Wildridings Road	Approval	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.
17/00698/FUL	Land at Peacock Farm Neighbourhood Centre	Approval	No Objection
17/00714/FUL	2A High Street	Approval	No Objection
17/00747/FUL	14 Wokingham Road	Approval	No Objection
17/00751/FUL	59 Babbage Way	Approval	Bracknell Town Council recommend refusal for the reasons below: 1) Loss of a garage parking space would have negative impact in a considerably small cul-de-sac that already suffers with parking and turning problems. This application does not comply with the Borough Councils parking standards so should be refused.
17/00760/FUL	5 Hawkins Close	Approval	No Objection
17/00761/A	5 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00786/A	Oakwood Waterloo Road	Grant with Extra Conditions (Adverts)	Bracknell Town Council would have no objection on the basis that the signs are turned off when the centre is closed to avoid light pollution.
17/00132/TRTP O	The Western Centre	Withdrawn	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 then needed.

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17/00141/TRTP O	7 Old Tollgate Close	Approval	Observation: Defer to the recommendation of the Tree Officer
17/00686/FUL	32B Ralphs Ride	Approval	No Objection
17/00745/FUL	15 Windlesham Road	Approval	No Objection
17/00776/FUL	24 The Avenue	Approval	No Objection
17/00777/A	24 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00784/A	12 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00159/TRTP O	5 Enborne Gardens	Part Approval, Part Refusal	Observation: Defer to the recommendation of the Tree Officer
17/00793/A	15 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00801/A	18 Braccan Walk	Approval	No Objection
17/00889/A	Braccan Walk Car Park	Grant with Extra Conditions (Adverts)	No Objection

**Date of next meeting  
10<sup>th</sup> October 2017 @ 6pm**

Signed .....

Dated .....