

BRACKNELL TOWN COUNCIL

PLANNING COMMITTEE

21<sup>st</sup> November 2017

**Present: Chairman:**

Cllr: Alvin Finch

**Present:**

Cllrs: Clive Harrison, Roger Meakes, Denise Hamilton, Paul Bidwell,  
Michael Skinner (Co-Opted)

**Apologies**

Cllrs: Gareth Barnard, Ash Merry

In Attendance:

Debbie Dann (BTC)

The Meeting opened at 6.30pm and closed at 7.15pm

*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'.*

**1922 Minutes**

The minutes of the meeting held 31<sup>st</sup> October 2017 were approved and signed by the Chairman.

**1923 Declarations of Interest.**

Councillor M. Skinner – 17/01065/FUL – Downside, Wildridings Road.

**1924 Matters Arising not to be considered elsewhere on the agenda**

There were no matters arising.

**1925 To consider Planning Applications received 21<sup>st</sup> November 2017**

**17/01065/FUL**

**Wildridings**

**Downside, Wildridings Road**

Erection of a three storey detached building forming 5 one bedroom flats and 21 two bedroom flats following demolition of existing building.

**Observation** - B.T.C have no objection to this application but would like be assured that a previous discussion regarding the resiting of any significant plants/bushes i.e. rhododendrons etc. from this site to other sites in the Bracknell Forest Area will be adhered to.

**17/01084/FUL**

**Old Bracknell**

**21 Reeds Hill**

Change of use of amenity land to residential driveway and formation of dropped kerb onto Reeds Hill.

**Recommend refusal for the following reasons:**

1. Loss of amenity land.
2. This part of the highway is served by double yellow lines pointing to the fact this is a hazardous area.
3. The amount of parking in the front of the house is minimal and due to the traffic approaching over the brow of Reeds Hill B.T.C Councillors feel that merging at busy traffic times would be hazardous for pedestrians and oncoming vehicles.
4. We would like to suggest that next time funds are available for more parking spaces that this part of Reeds Hill should be considered for the same layby spaces provided for the households in this row.

**17/00247/TRTPO**

**Bullbrook**

**Aston Grange, Ralphs Ride**

TPO 268 – Application to fell 1 tree and prune 1 tree.

Defer to the recommendation of the Tree Officer.

**17/01097/FUL**

**Great Hollands North**

**Blythe House, Great Hollands Square**

Part demolition of existing building, involving loss of 3 flats, and erection of two storey extension (with accommodation in roof space) creating 14 apartments with associated parking.

**Recommend refusal for the following reasons:**

1. The proposed new car park has an entrance/exit that is in an extremely hazardous position close to the main junction and opposite a busy drop off point creating highway safety issues.
2. Referral to points 02, 03 & 07 on the previous refusal document, these issues have not been addressed in the new application.

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**17/01098/FUL**                      **Harmans Water**                      **Raj Bhawan, 58 Harmans Water Road**  
Conversion of single dwelling house to three self-contained flats with raising of garage roof, side porch, front extension to garage and addition of balcony in front elevation (part retrospective).

**B.T.C recommend refusal for the following reasons:**

- 1) Over development of this house is detrimental to the area.
- 2) Considerably more traffic flow onto a very busy main road, a turning circle should be supplied to ensure no reversing on to main road due to lack of space in front of the property this is not possible.
- 3) Loss of privacy for neighbours to rear and side of property due to amount of tenants that will reside in the property.

**17/01104/FUL**                      **Crown Wood**                      **Land adjacent to 133 Nuthurst**  
Formation of disabled parking bay.  
**No objection.**

**17/01105/FUL**                      **Crown Wood**                      **Nettlecombe**  
Formation of additional parking bays.  
**No objection.**

**17/01115/FUL**                      **Bullbrook**                      **Scott Terrace**  
Formation of 3 additional parking spaces on section of amenity land.  
**No objection.**

**17/01123/OUT**                      **Great Hollands South**                      **Beaufort Park South Road**  
Outline application (including details of access) for demolition of existing office building (Beaufort Park) and redevelopment of site for up to 68 dwellings, with associated parking, landscaping, highway improvements and ancillary works, accessed from South Road.

**Observations** - B.T.C has no objections to this initial outline application but does have some concerns:

- 1) B.T.C would like to be assured that the affordable housing in this application will be carried forward to the next application on this development.
- 2) B.T.C would like consideration given to extra traffic flow in South Road caused by this development.

**17/01124/FUL**                      **Great Hollands North**                      **Viking**  
Formation of 8 additional parking spaces within various sections of amenity land.  
**No objection.**

**17/01128/A**                      **Old Bracknell**                      **Co-Op Food 5-6 Rectory Row**  
Display of 2 internally illuminated fascia signs, 1 non-illuminated projecting sign and 2 non-illuminated advertisement panels.  
**No objection.**

**17/01139/FUL**                      **Wildridings & Central**                      **Bishopdale**  
Formation of 10 parking spaces in 5 locations in Bishopdale.  
**No objection.**

**17/01140/FUL**                      **Crown Wood**                      **Oakdale**  
Formation of 8 additional parking spaces within four sections of amenity land.  
**No objection.**

**17/01155/FUL**                      **Old Bracknell**                      **Brakenhale School Rectory Lane**  
Erection of 2,650sqm education building with associated access, parking, landscaping and creation of ancillary sports pitches and demolition of existing buildings.  
**No objection.**

**17/01146/FUL**                      **Great Hollands South**                      **Ringwood**  
Conversion of grass amenity land into 6 parking spaces.  
**No objection.**

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**17/01149/FUL**                      **Harmans Water**                      **The Blue Lion, Broad Lane**  
Erection of a two and half storey building forming twelve 2 bedroom flats together with associated cycle and vehicle parking, refuse storage, landscaping and associated infrastructure following demolition of existing public house and associated buildings.

**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.

**17/01151/A**                      **Wildridings & Central**                      **Coldborough House Market Street**  
Display of 2 non-illuminated totem signs, 1 non-illuminated board sign and 2 non-illuminated signage flags.  
**No objection.**

**17/01160/FUL**                      **Crown Wood**                      **Leaves Green**  
Formation of 6 parking spaces in 2 locations in Leaves Green.  
**No objection.**

**17/01162/.FUL**                      **Hanworth**                      **43 Brunswick**  
Erection of 1 bedroom dwelling house to side of existing dwelling.

**B.T.C recommend refusal for the following reasons:**

- 1) Overdevelopment is detrimental to the area.
- 2) More cars in a street that already has parking congestion issues.

**17/01173/FUL**                      **Priestwood & Garth**                      **6 Portman Close**  
Erection of a garage to rear of the property.  
Councillors have requested more information for this application before making their decision.

**17/01182/A**                      **Wildridings & Central**                      **9 Braccan Walk**  
Display of 1 internally illuminated fascia sign.  
**No objection.**

**17/01184/LB**                      **Wildridings & Central**                      **36 High Street**  
Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign.  
**No objection.**

**17/01185/A**                      **Wildridings & Central**                      **36 High Street**  
Display of 1 internally illuminated fascia sign and 1 internally illuminated projecting sign.  
**No objection.**

**17/00268/TRTPO**                      **Bullbrook**                      **30 Spring Meadow**  
TPO 1035 – Application to fell 1 tree.  
**Defer to the recommendation of the Tree Officer.**

**17/00273/TRTPO**                      **Priestwood & Garth**                      **The Western Centre, Western Road**  
TPO 664 – Application to prune various trees along public footpath.

**17/01111/FUL**                      **Bullbrook**                      **Avis, Budget House, Park Road**  
Demolition of existing plant compound and erection of modular gym building.  
Decision deferred from planning 31/10/2017  
**No Objection**

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**1927. Decision Notices**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
17/00919/FUL	2A Fowlers Lane	Approval	No Objection
17/00947/FUL	Stanley Walk	Approval	No Objection
17/00924/LDC	48 Wilwood Road	Approval	No Objection
17/00949/FUL	8 Quintilis	Approval	No Objection
17/00975/FUL	The Limes Ranelagh Drive	Approval	<p>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.</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, 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.</p> <p>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>
17/00992/FUL	Blandford House 6 Sherring Close	Approval	No Objection
17/01023/A	19-23 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/01032/PAH	9 Madingley	Prior Approval HH Not Required	No Objection
17/00554/FUL	Glenmore Old Bracknell Lane West	Approved and Legal Agreement Signed	Recommend Refusal B.T.C recommend refusal due to the extra accommodation needing more parking spaces than are being supplied and generating more traffic, this has a detrimental impact on the local area due to on street parking, the area already

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			suffers from street parking congestion.
17/00167/TRTPO	Highfield Crowthorne Road	Approval	Defer to the recommendation of the Tree Officer.
17/00895/FUL	36 Aysgarth	Approval	No Objection
17/00205/TRTPO	Michaelmas, 10 Kenilworth Avenue	Refusal	Defer to the recommendation of the Tree Officer.
17/00964/FUL	35 Quintilis	Approval	No objection
17/00981/FUL	106 Binfield Road	Approval	Observations - 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.
17/01019/FUL	38 Pankhurst Drive	Approval	No objection
17/00202/TRTPO	1 Buttermere Gardens	Refusal	Defer to the recommendation of the Tree Officer.
17/00206/TRTPO	2 Poneys Close	Approval	Defer to the recommendation of the Tree Officer.

**1928 Tree Preservation Order 1255,**

Land at 24 Coningsby, Bracknell, Berkshire – 2017

**Noted**

**1929. Tree Preservation Order 1259,**

Land at 3 – 11, 11a – 13, 17 – 23, 28, 30 and communal open space, Pankhurst Drive, Bracknell, Berkshire - RG12 9PS – 2017

**Noted**

**1930. Notice of Appeals**

53, Warwick, Bracknell, Berkshire - 17/00010/FUL - Creation of driveway and dropped kerb. – B.T.C recommend refusal due to loss of local amenity land.

**Noted**

**1931. The Stopping Up of Highways (South East) Order 201**

**Noted**

**Date of next meeting  
12<sup>th</sup> December 2017 @ 6.30pm**

Signed .....

Dated .....