

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
29th August 2017

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

Apologies Cllr: Gareth Barnard, 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'.

1833 **Minutes**

The minutes of the meeting held 8th August 2017 were approved and signed by the Chairman.

1834 **Matters arising not to be considered elsewhere on the Agenda.**

There were no matters arising

1835 **CALA Homes presentation - Former Garth hill College – Development Proposals**

CALA Homes – a 10 minute presentation/talk on the emerging proposals for new homes for their site at the former Garth Hill College site, Bracknell. The site has been allocated within Bracknell Forest Councils Local Plan for the development of 100 dwellings. The presentation will be followed by a question and answer session.

1836 **To Consider the following Planning Applications:**

17/00690/FUL	Priestwood & Garth	Land adjacent to 1 Portman Close
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Erection of one 3 bedroom dwelling.

Bracknell Town Council recommend refusal for the reasons below:

- 1. Overdevelopment in a small cul-de-sac.**
- 2. The position of the new dwelling would be on a corner where the cul-de-sac joins a very busy main road that is used as a thoroughfare through Bracknell, a dropped kerb would not be suitable in this position due to the hazardous nature of the cul -de-sac joining the main road at this point.**
- 3. Sharing a drive with the original house is not practical due to manouvering vehicles in and out of the drive which would cause congestion and could be dangerous for pedestrians.**

17/00816/FUL	Wildridings & Central	Abbey House, Grenville Place
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Provision of 6 additional spaces.
No objection.

17/00170/TRTPO	Bullbrook	30 Lynwood Chase
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TPO 10 – Application to prune 1 tree.
Observation - Bracknell Town Defer to the recommendation of the Tree Officer.

17/00836/FUL	Wildridings & Central	Abbey House, Grenville Place
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Erection of a first floor extension over the ground floor rear bin store to create 1 additional residential unit.
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.

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17/00845/FUL **Great Hollands South** **9 Ringwood**
Change of use of amenity land to private garden and erection of 1.83M high close boarded fence.
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.

17/00849/FUL **Old Bracknell** **27 Coningsby**
Erection of part single, part two storey side extension.
No objection.

17/00851/A **Wildridings & Central** **26 Braccan Walk**
Display of 1 internally illuminated fascia sign.
No objection.

17/00864/PAH **Priestwood & Garth** **44 Makepiece Road**
Prior approval application for the erection of conservatory to the rear of the property.
No objection.

17/00177/TRTPO **Old Bracknell** **76 Balfour Crescent**
TPO 730 – Application to prune 2 trees.
Observation - Bracknell Town Defer to the recommendation of the Tree Officer.

17/00181/TR5 **Old Bracknell** **58 Balfour Crescent**
TPO 1245 – Application to fell one tree.
Bracknell Town Council recommend refusal unless the tree officer deems it as unsafe in which case B.T.C would like to see it replaced with tree of the same calibre in keeping with the Bracknell preservation of trees.

17/00805/FUL **Harmans Water** **Lavenir Opladen Way**
Construction of a new third floor together with a fourth floor mansard roof extension over the existing building to create new residential accommodation comprising of 45 one and two bedroom flats. (In addition to the flats granted under prior approval 17/00457/PAC).
No objection.

17/00850/FUL **Old Bracknell** **37 Beckford Avenue**
Erection of a single storey front extension.
No objection.

17/00889/A **Wildridings & Central** **Braccan Walk Car Park**
Display of internally illuminated totem signage to car park.
No objection.

17/00865/FUL **Great Hollands South** **29 Sarum**
Erection of a two bedroom bungalow following demolition of existing garage.
No objection.

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17/00867/A **Wildridings & Central** **8 Eagle Lane**
Display of 1 internally illuminated fascia sign.
No objection.

17/00877/LB **Wildridings & Central** **The Bull 56 High Street**
Listed building consent for the display of 1 externally illuminated hanging sign, 2 entrance plaques and 1 large post swing sign.
No objection.

17/00878/A **Wildridings & Central** **The Bull 56 High Street**
Display of 1 externally illuminated hanging sign, 2 entrance plaques and 1 large post swing sign.
No objection.

17/00182/TRTPO **Priestwood & Garth** **28 Bevan Gate**
TPO 504 – Application to fell 1 tree and prune 3 trees.
Observation - Bracknell Town Defer to the recommendation of the Tree Officer.

17/00186/TRCA **Old Bracknell** **17 Swancote Green**
Conservation Area – Application to fell 1 tree.
Observation - Bracknell Town Defer to the recommendation of the Tree Officer.

17/00167/TRTPO **Wildridings & Central** **Highfield Crowthorne Road**
TPO 1242 – Application to prune 1 tree.
Observation - Bracknell Town Defer to the recommendation of the Tree Officer.

17/00869/FUL **Old Bracknell** **7 Budham Way**
Erection of single storey front extension.
No objection.

17/00872/FUL **Bullbrook** **1 Westbrook Gardens**
Erection of two storey side extension following the demolition of existing garage.

17/00880/LB **Wildridings & Central** **White Cottage, Crowthorne Road**
Listed building consent to relocate electricity meter to the outside of the property.
No objection.

17/00883/FUL **Wildridings & Central** **McDonalds Wildridings Road**
Erection of a single storey front, rear and side extensions including changes to car park layout, installation of “drive thru” booths, relocation of fascia sign and replacement of existing storage area and associated works (Option 1).

Bracknell Town Council recommend refusal for the reasons below:

- 1. This site has already expanded from its original size and has become a public hazard due the increase of vehicles using the precarious entry road to the site, it also causes passing lorry drivers who cannot fit down the driveway to park their vehicles on the adjoining roads while ordering their food.**
- 2. Access to the Recreational Park is already hindered by the car of cars waiting to enter McDonalds making the parking smaller will only cause more congestion on this important access route to the park.**
- 3. The customer parking area has already decreased in size on this site due to previous expansion which now results in McDonald’s customers using the car park of the adjoining recreation ground to consume their food causing the car park to be more hazardous for families and children using the play park.**
- 4. Litter on the site has increased considerably causing bins to be full on a regular basis which results in litter being left in the recreation car park or scattered along the entry road.**

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17/00884/A Wildridings & Central McDonalds Wildridings Road

Relocation of existing fascia sign.

Bracknell Town Council recommend refusal for the reasons below:

1. **This site already suffers regularly from traffic congestion proving it has more than adequate signage and advertising, taking into consideration it is situated in a recreation/wildlife park we feel it would be out of character for this area.**

17/00885/FUL Wildridings & Central McDonalds Wildridings Road

Erection of a single storey front, rear and side extensions including changes to car park layout, installation of "drive thru" booths, relocation of fascia sign and replacement of existing storage area and associated works (Option 2).

Bracknell Town Council recommend refusal for the reasons below:

1. **This site has already expanded from its original size and has become a public hazard due the increase of vehicles using the precarious entry road to the site, it also causes passing lorry drivers who cannot fit down the driveway to park their vehicles on the adjoining roads while ordering their food.**
2. **Access to the Recreational Park is already hindered by the car of cars waiting to enter McDonalds making the parking smaller will only cause more congestion on this important access route to the park.**
3. **The customer parking area has already decreased in size on this site due to previous expansion which now results in McDonald's customers using the car park of the adjoining recreation ground to consume their food causing the car park to be more hazardous for families and children using the play park.**
4. **Litter on the site has increased considerably causing bins to be full on a regular basis which results in litter being left in the recreation car park or scattered along the entry road.**

17/00887/A Wildridings & Central McDonalds Wildridings Road

Display of 7 illuminated free standing signs.

Bracknell Town Council recommend refusal for the reasons below:

1. **This site regularly suffers from traffic congestion proving it already has more than adequate signage and advertising, taking into consideration it is situated in a recreation/wildlife park we feel it would be out of character for this area, B.T.C feel more signage of larger size would totally spoil the Country feel created on this site.**

17/00189/TRTPO Harmans Water 58 Harmans Water Road and
12 Abbey Close

TPO 1053 – Application to prune 2 trees.

Observation - Bracknell Town Defer to the recommendation of the Tree Officer.

17/00908/FUL Wildridings & Central 65 Crowthorne Road

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

No objection.

17/00912/A Wildridings & Central 36 Braccan Walk

Display of 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 2 internally illuminated digital promotional screens.

No objection.

17/00916/FUL Priestwood & Garth Maxis 2 Western Road

Installation of 3 external louvres.

No objection.

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1837 Decision Notices

Application no	Address	BFB Decision	BTC Comments
17/00465/FUL	14 Aldenham Terrace	Approval	No Objection
17/00111/TRTPO	8 Sherwood Close	Refusal	Defer to the recommendation of the Tree Officer.
17/00569/FUL	7 The Ridgeway	Approval	No Objection
17/00636/A	20 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
16/01187/FUL	The Laurels Downshire Way	Approved and Legal Agreement Signed	Observation - BTC is concerned there is no visitor or disabled parking shown
17/00484/FUL	91 Moordale Avenue	Approval	No Objection
17/00637/FUL	66 Turnberry	Approval	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.
17/00660/A	5 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
17/00667/FUL	38 Pankhurst Drive	Approval	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.
17/00673/A	16-18 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00704/A	17 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00741/A	Land within Bracknell Town Centre	Grant with Extra Conditions (Adverts)	No Objection
17/00749/RTD	Bracknell Cricket Club	Approval	No Objection
17/00505/FUL	Iveagh Court Nightingale Crescent	Approval	B.T.C recommend refusal for the following reason: The proposed coloured facade is totally out of keeping with the mature area
17/00613/FUL	5 Anders Corner	Approval	No Objection
17/00604/FUL	Holy Trinity Church	Approval	No Objection
17/00648/FUL	Coldborough House Market Street	Approval	No Objection
17/00668/FUL	27 Merryhill Road	Approval	No Objection
17/00677/FUL	57 Priestwood Avenue	Approval	No Objection
17/00683/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.

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17/00692/FUL	34 Oldstead	Approval	Bracknell Town 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.
17/00699/FUL	4 Blackbird Place	Approval	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
17/00778/A	19 The Avenue	Grant with Extra Conditions (Adverts)	No Objection
17/00780/A	9 The Avenue	Grant with Extra Conditions (Adverts)	No Objection

1838 The Planning Committee to formulate a response to the RBWM Local Plan Regulation 19 Representation. Copies attached to the back of your agenda.
Deferred to next Planning meeting on 19th September.

1839 Rights of Way Improvement Plan 2017 to 2026 - NOTED

Dear Councillors

I'm pleased to invite you to provide your feedback on a draft version of our new Rights of Way Improvement Plan (RoWIP2).

A draft copy of the new 10-year plan for Bracknell Forest Borough is available to view on the consultation portal of our website (see link below), where you can also provide your feedback via an online form. The plan has been split into the main document and the appendices. <http://consult.bracknell-forest.gov.uk/portal/leisure/rowip2>

Alternatively any comments or views you may have on the Plan can be sent to this email address, or submitted in writing to: Parks & Countryside Development Manager, Planning, Transport and Countryside, Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire, RG12 1JD.

Deadline for feedback is **4 October 2017**. Please note that the plan is in its early draft stage, with information such as the Foreword to be provided at a later date. This is the second stage of public consultation on the RoWIP, with our already having collected feedback from users of rights of way via a questionnaire last April - June 2017.

The Countryside and Rights of Way Act 2000 section 60 requires every local highway authority to prepare and publish a plan containing:

a) The authority's assessment of:

- i) the extent to which local rights of way met present and likely future needs of the public;
- ii) the opportunities provided by local rights of way for exercise and forms of open-air recreation;
- iii) the accessibility of local rights of way to blind and partially sighted persons or others with mobility

problems;

b) A statement of the action the authority proposes to take for the management of rights of way, and for securing an improved network of rights of way; and

c) Such other matters as may be prescribed by the Secretary of State.

Your views, as key rights of way stakeholders in Bracknell Forest, are important to us and I look forward to receiving your feedback.

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Date of next meeting
19th September 2017

Signed Dated