



# Bracknell Town Council

To: Jackie Burgess, Town Clerk  
**Members of the Planning Committee**  
Cllrs. Paul Bidwell, **Alvin Finch**, Dee Hamilton, Clive Harrison, Roger Meakes, Ash Merry,  
Gareth Barnard.

*Substitute Cllrs: Jennie McCracken, Mary Temperton, Marc Brunel-Walker, Jo Woodcock.*

Dear Councillor,

You are required to attend a meeting of the **Planning Committee** to be held in the Council Chamber, Brooke House, 54 High Street, Bracknell RG12 1LL on **Tuesday 3rd April 2018 at 6.30 pm**. The meeting is open to the press and the public.

Yours sincerely,

*Debbie Dann*

## AGENDA

1. **To receive apologies**
2. **Minutes**  
To approve as a correct record the minutes of the meetings held on 13<sup>th</sup> March 2018.
3. **Declarations of Interest**
  - 3.1 To receive declarations of interest from Councillors on items on the agenda
  - 3.2 To receive written requests for dispensations for disclosable pecuniary interests (if any)
  - 3.3 To grant any requests for dispensation as appropriate
4. **Matters Arising not to be considered elsewhere on the agenda**
5. **To consider Planning Applications received 3<sup>rd</sup> April 2018**

**18/00212/FUL**

**Priestwood & Garth**

**33 Agar Crescent**

Erection of single storey rear extension.

**18/00202/FUL**

**Wildridings & Central**

**10 The Avenue**

Formation of external seating area.

**18/00210/FUL**

**Wildridings & Central**

**Alston House Market Street**

Section 73 application to vary condition 10 (approved uses) of planning permission 16/00962/FUL for the erection of 4 storey building comprising 10 self-contained units for shop (Class A1), financial and professional services (Class A2), restaurant and café (Class A3), hot food takeaway (Class A5) and night club (sui generis) use (1148 sq. m) at ground and first floor level with 12 two bedroom apartments on the second and third floors with associated parking, bin storage and landscaping. [Note for clarification: this application is to vary condition 10 to allow for D1 (non-residential institutions) use of Unit 6].

**18/00227/FUL**

**Hanworth**

**8 Quintilis**

Single storey rear and side extension and internal alterations.

|   |                                  |  |
|---|----------------------------------|--|
| <b>18/00233/FUL</b>   | <b>Great Hollands South</b>      | <b>7 Flexford Green</b>                              |
| Erection of single storey side extension.   |                                  |  |
| <b>18/00039/TRCA</b>  | <b>Old Bracknell</b>             | <b>13 Rectory Lane</b>                               |
| CONS AREA – Application to fell 1 tree.   |                                  |  |
| <b>18/00260/A</b>   | <b>Wildridings &amp; Central</b> | <b>51 High Street</b>                                |
| Display of 1 internally illuminated sign.   |                                  |  |
| <b>18/00041/TRTPO</b>   | <b>Hanworth</b>                  | <b>Oakengates</b>                                    |
| TPO 619 – Application to prune 2 trees.   |                                  |  |
| <b>18/00265/PAH</b>   | <b>Bullbrook</b>                 | <b>50 Ralphs Ride</b>                                |
| Application for prior approval for the erection of single storey rear extension.  |                                  |  |
| <b>18/00238/FUL</b>   | <b>Bullbrook</b>                 | <b>The Braccans London Road</b>                      |
| Erection of new lobby and external alterations.   |                                  |  |
| <b>18/00247/FUL</b>   | <b>Great Hollands North</b>      | <b>Panasonic UK Building A<br/>Willoughby Road</b>   |
| Partial change of use of building from Class B1 to Class B8 (storage), associated external alterations, creation of additional floor for Class B1 (Office) use, associated landscaping and plant. |                                  |  |
| <b>18/00254/FUL</b>   | <b>Great Hollands South</b>      | <b>33 Stratfield</b>                                 |
| Erection of 1.83m close boarded fence (retrospective).  |                                  |  |
| <b>18/00280/PAC</b>   | <b>Wildridings &amp; Central</b> | <b>2A High Street</b>                                |
| Prior approval change of use from B1 (office) to C3 (dwelling house) forming 69 residential apartments consisting of 5 studio apartments, 6 two bed apartments and 58 one bed apartments.         |                                  |  |
| <b>18/00281/PAH</b>   | <b>Bullbrook</b>                 | <b>15 Kenilworth Avenue</b>                          |
| Application for prior approval for the erection of single storey rear extension.  |                                  |  |
| <b>18/00141/FUL</b>   | <b>Harmans Water</b>             | <b>1 The Square</b>                                  |
| Erection of single storey rear extension to existing hot food takeaway (A5 use).  |                                  |  |
| <b>18/00282/FUL</b>   | <b>Great Hollands North</b>      | <b>Land at Peacock Farm<br/>Neighbourhood Centre</b> |
| Installation of ATM machine and external alterations.   |                                  |  |
| <b>18/00283/A</b>   | <b>Great Hollands North</b>      | <b>Land at Peacock Farm<br/>Neighbourhood Centre</b> |
| Display of 1 non-illuminated fascia sign, 1 internally illuminated projecting sign and 3 non-illuminated wall mounted signs.  |                                  |  |
| <b>18/00286/FUL</b>   | <b>Wildridings &amp; Central</b> | <b>24 Crowthorne Road</b>                            |
| Erection of single storey front extension and part single storey part two storey rear extension with first floor side window.   |                                  |  |
| <b>18/00290/FUL</b>   | <b>Bullbrook</b>                 | <b>43 Brownrigg Crescent</b>                         |
| Erection of a single storey rear extension following demolition of existing conservatory.   |                                  |  |
| <b>18/00291/FUL</b>   | <b>Priestwood &amp; Garth</b>    | <b>22 Coppice Green</b>                              |
| Erection of single storey rear extension.   |                                  |  |

**18/00296/FUL**                                      **Priestwood & Garth**                                      **22 Coppice Green**  
Erection of two storey dwelling following demolition of existing garage.

**18/00299/FUL**                                      **Harmans Water**                                      **7 Shaftesbury Close**  
Proposed division of single C3 5 bedroom dwelling into two separate dwellings comprising of 7 Shaftesbury Close into a 3 bedroom mid terrace dwelling and 7A Shaftesbury Close into a 2 bedroom end of terrace dwelling.

**18/00320/LDC**                                      **Wildridings & Central**                                      **20 Bishopdale**  
Application for a certificate of lawfulness for the change of use from C3 (Dwelling house) use to C4 (House of Multiple Occupancy).

**18/00327/FUL**                                      **Harmans Water**                                      **4 Priory Walk**  
Erection of single storey rear extension following demolition of existing.

**18/00341/FUL**                                      **Harmans Water**                                      **14 Shaftesbury Close**  
Erection of a two storey side and single storey rear extension following demolition of existing garage.

**18/00053/TRTPO**                                      **Wildridings & Central**                                      **44 Aldworth Close**  
TPO 438 – Application for authorisation to work within Root Protection Area (RPA)/

**6. Decision Notices**

| Application no | Address                                  | BFB Decision                        | BTC Comments   |
|----------------|--|-------------------------------------|--|
| 17/00482/FUL   | Bracknell & Wokingham College            | Approved and Legal Agreement Signed | B.T.C recommend refusal for these reasons:<br>1) This is a very busy area for traffic the surrounding roads are always heavily congested at peak times as they service 3 schools as well as the many surrounding houses and flats. The addition of this many properties will cause the area to gridlock at peak times.<br>2) Even if BFC Parking Standards are provided on the development there will be some street parking due to the number of cars on a development of this size which will only make the gridlock worse at peak times.<br>3) Not enough affordable housing is being provided 5% is very small considering the amount of houses and apartments, 20% of affordable housing would be suitable for the size of this application |
| 17/00930/FUL   | Waitrose Multi-Storey Car Park 1 Oldbury | Approved and Legal Agreement Signed | No objection   |
| 18/00009/FUL   | 17 Coningsby                             | Approval                            | No objection   |
| 18/00016/FUL   | 9 Waxwing Park                           | Approval                            | B.T.C recommend refusal for the following reasons:<br>1) Referring to your document 98/00288/OUT for Jennetts Park - Condition 22. The garages will be retained for the parking of vehicles at all times. REASON: to ensure the Local Planning Authority's vehicle parking standards are met.  |

|                |  |                                       |  |
|----------------|--|---------------------------------------|--|
|                |  |                                       | 2) BFC - Residential Parking Standards for a 4 Bedroom dwelling/house are 3 spaces per unit, allowing the garage conversion on this property will fall short of that standard and encourage parking on a public highway defeating the purpose of having parking standards. |
| 18/00007/TRTPO | Taylor House<br>Waitrose Ltd<br>Willoughby Road      | Withdrawn                             | Defer to the recommendation of the Tree Officer.   |
| 18/00042/FUL   | Poundland 5B the<br>Peel Centre                      | Refusal                               | No objection   |
| 18/00067/A     | Bracknell Enterprise<br>Centre<br>Easthampstead Road | Grant with Extra Conditions (Adverts) | No objection   |
| 18/00053/FUL   | The Laurels<br>Downshire Way                         | Approval                              | B.T.C has no objection to the spaces being relocated as long as the same amount of parking spaces are being provided as on the original application.   |
| 18/00070/FUL   | 1 Ardingly   | Approval                              | No objection   |
| 18/00075/FUL   | 15 Primrose Walk                                     | Approval                              | No objection   |
| 18/00108/FUL   | 154 Bullbrook Drive                                  | Approval                              | B.T C Councillors have no objection as long as the land has been purchased in the correct manor and all permissions are applied for and received before any alterations.   |
| 18/00114/FUL   | 20 Engelmere Road                                    | Approval                              | B.T C Councillors have No Objection as long as the amount of parking spaces already provided on this properties drive are not reduced by the alterations.  |
| 17/00237/TRCA  | 8 South Lynn<br>Crescent                             | Withdrawn                             | Defer to the recommendation of the Tree Officer.   |
| 18/00033/FUL   | 31 Stoney Road                                       | Approval                              | No objection   |
| 18/00072/FUL   | Poppythorn Old Oak<br>Court West Road<br>Wokingham   | Approval                              | No objection   |
| 18/00158/T     | Winchester House<br>Market Place                     | Approval                              | No objection   |
| 18/00154/PAH   | 27 Moordale Avenue                                   | Prior Approval HH Not Required        | B.T.C Councillors recommend refusal as the proposed rear extension is completely oversized for this property.  |
| 18/00039/TRCA  | 13 Rectory Lane                                      | Approval                              | Defer to the recommendation of the Tree Officer.   |
| 17/01149/FUL   | The Blue Lion Broad<br>Lane                          | Approved and Legal Agreement Signed   | B.T.C. Recommend refusal for the following reasons:<br>1) There is not enough parking provided for 12 x 2 Bedroom Flats.<br>2) Overdevelopment of this site which is on an already very busy highway.<br>3) No affordable housing in this application.                     |

|                |                                      |                                       |   |
|----------------|--------------------------------------|---------------------------------------|---|
| 18/00080/FUL   | 4 Ringwood                           | Approval                              | This property has a (Shared Party Wall) with the neighbouring property B.T.C Councillors have no objection as long as the SPW guidelines are adhered to.  |
| 18/00097/FUL   | Holly House Reeds Hill               | Approval                              | No objection  |
| 18/00098/A     | Holly House Reeds Hill               | Grant with Extra Conditions (Adverts) | No objection  |
| 18/00104/FUL   | Oakwood Waterloo Road                | Approval                              | B.T.C Councillors recommend refusal on the basis that that the applicant needs to apply for change of use from B1 (Office) to C3 (Residential dwelling) prior to any alterations being applied for. |
| 18/00113/FUL   | 94 Calfridus Way                     | Approval                              | No objection  |
| 18/00118/FUL   | 79 Nettlecombe                       | Approval                              | No objection  |
| 18/00019/TRTPO | 125 Bullbrook Drive                  | Refusal                               | Defer to the recommendation of the Tree Officer.  |
| 18/00137/FUL   | Villa Sorrento 13 Harmans Water Road | Approval                              | No objection  |

**Date of next meeting –24<sup>th</sup> April 2018 at 6.30 pm**

*Members are requested to declare any personal interests. Any Member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Town Clerk that they are withdrawing as they have such an interest. If the Disclosable Pecuniary Interest is not entered on the register of Members interests the Monitoring Officer must be notified of the interest within 28 days.*

*It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Clerk well before the meeting as it may be necessary to refer the matter the Monitoring Officer for a decision*