

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
29<sup>th</sup> May 2018

Present: Chairman: Cllr: Alvin Finch  
Cllrs: Paul Bidwell, Dee Hamilton, Clive Harrison Roger Meakes.  
Apologies: Cllrs: Gareth Barnard and Paul Bidwell

In Attendance: Jackie Burgess (BTC)

**The Meeting opened at 6.30pm and closed at 7.20pm**

*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'.*

**2228 Minutes**

The minutes of the meeting held 5<sup>th</sup> and 15<sup>th</sup> May 2018 were approved and signed by the Chairman.

**2229 Declarations of Interest.**

Cllr A Finch - 18/00392/FUL Bracknell Rugby Club. Cllr D Hamilton chaired the meeting for this item

**2230 Matters Arising not to be considered elsewhere on the agenda.**

There were no Matters Arising.

**2231 To consider Planning Applications received 29<sup>th</sup> May 2018**

**18/00266/FUL Hanworth 181 Juniper**

Retention of grass terraced area with associated retaining wall.

**Observation.** BTC have no objections to the retention of a grass terraced area.

**18/00325/FUL Harmans Water Community Centre  
8-10 Nicholson Park**

Installation of air conditioning units.

**No objection.**

**18/00431/FUL Old Bracknell 13 Coningsby**

Erection of a single storey front and rear extension.

**No objection.**

**18/00447/A Priestwood & Garth Aspect Wokingham Road**

Display of 2 vinyl graphics on windows.

**No objection.**

**18/00356/FUL Priestwood & Garth 15 Limerick Close**

Erection of single storey rear extension.

**Recommend refusal.** Overdevelopment of site. Reduction of the depth of the extension will reduce the apex height.

**18/00367/FUL Priestwood & Garth 128 Binfield Road**

Formation of dropped kerb.

**No objection.**

**18/00392/FUL Bullbrook Bracknell Rugby Club**

Retention of Grandstand.

**Observations.** BTC have no objections to the retention of the grandstand but would like to be assured that it meets the 2018 safety standards.

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**18/00441/FUL**                      **Wildridings & Central**                      **4 Market Street**  
Erection of shop front awning.  
**No objection.**

**18/00443/FUL**                      **Wildridings & Central**                      **5 Market Street**  
Erection of shop front awning.  
**No objection.**

**18/00476/FUL**                      **Priestwood & Garth**                      **Bracknell and Wokingham  
College**

Section 73 application for the removal of condition 18 of planning permission 17/00482/FUL which states “the windows in the southern elevation of apartment block containing plots 28-36 development hereby permitted shall not be glazed at any time other than with a minimum of Pilkington Level 3 obscure glass (or equivalent). They shall at all times be fixed with the exception of a top hung openable fanlight. REASON: To prevent the overlooking of neighbouring properties.”

**Recommend refusal.** Condition should be upheld to ensure the privacy of the adjacent senior residents.

**18/00493/FUL**                      **Great Hollands South**                      **Holbeck**  
Creation of residential off street parking.

**Observation.** BTC have concerns over the loss of green spaces when garages sit empty.

**18/00488/FUL**                      **Bullbrook**                      **Sterling Square, Broad Lane**

Section 73 application for the variation of condition 02 (approved plans) of planning permission 17/00434/FUL for the erection of 99 apartments (including affordable dwellings), provision of car parking and communal amenity space following demolition of existing office buildings. (note for clarification: this involves changed to the siting of Blocks A and B to avoid gas and water main easements, changes to the external appearance of Block B and changes to landscaping and parking (but with no net loss of parking spaces).

**No objection.**

**18/00494/A**                      **Great Hollands North**                      **Waitrose Visitor Car Park**

Installation of 2 non-illuminated signs.

**No objection.**

**18/00383/PAH**                      **Priestwood & Garth**                      **25 St Anthony’s Close**

Application for prior approval for the erection of single storey rear extension.

**No objection.**

**18/00458/FUL**                      **Priestwood & Garth**                      **John Guest Ltd Downmill  
Road**

Formation of vehicular access on to Downmill Road.

**No objection.**

**18/00483/T**                      **Priestwood & Garth**                      **John Guest Ltd Downmill  
Road**

Erection of temporary storage building (for a five year period).

**No objection.**

**18/00514/FUL**                      **Priestwood & Garth**                      **OTV House Wokingham Road**

Section 73 application for the variation of condition 01 (approved plans) of planning permission 17/00262/PAC for Prior Approval for the change of use of existing building from office (B1) to residential (C3) to provide 101 studio apartments and 29 one bedroom flats (130 units) with parking for 156 cars and 156 cycles . (Proposed amendment is to provide 54 one bedroom apartments and 72 two bedroom apartments a total of 126 units).

**No objection.**

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**2232 Decision Notices**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
17/00596/LDC	145 Hillberry	Approval	B.T.C recommend refusal due to the more tenants in this dwelling will have a detrimental impact on the local area due to this area already suffering from street parking congestion.
17/00273/TRTPO	TPO 664	Refusal	Observation – Defer to the recommendation of the Tree Officer.
18/00227/FUL	8 Quintilis	Approval	No Objection
18/00238/FUL	The Braccans London Road	Approval	No Objection
18/00260/A	51 High Street	Grant with Extra Conditions (Adverts)	No Objection
18/00280/PAC	2A High Street	Prior Approval COU Granted B1-C3	No Objection
18/00290/FUL	43 Brownrigg Crescent	Approval	No Objection
17/00596/LDC	17/00596/LDC	Approval	B.T.C recommend refusal due to the more tenants in this dwelling will have a detrimental impact on the local area due to this area already suffering from street parking congestion.
17/00273/TRTPO	The Western Centre Western Road	Refusal	Defer to the recommendation of the Tree Officer.
17/01256/LB	Coppid Hall Warfield Road	Approved	No objection
18/00023/FUL	5 – 6 Rectory Row Rectory Lane	Approval	No objection
18/00227/FUL	8 Quintilis	Approval	No objection
18/00238/FUL	The Braccans London Road	Approval	No objection
18/00254/FUL	33 Stratfield	Approval	B.T.C Councillors comment - the fence does not create a pleasant street scene in this area.
18/00260/A	51 High Street	Grant with Extra Conditions (Adverts)	No objection
18/00280/PAC	2A High Street	Prior Approval COU Granted B1 – C3	No objection
18/00286/FUL	24 Crowthorne Road	Approval	B.T.C Councillors recommend refusal due to size of the extensions proposed being overdevelopment of this property.
18/00290/FUL	43 Brownrigg Crescent	Approval	No objection
18/00320/LDC	20 Bishopdale	Approval	B.T.C Councillors recommend refusal for the following reasons: 1) Overcrowding of this property in a residential area. 2) Increased traffic, Lack of Parking this property only has parking for 1 vehicle, this area already suffers with access and parking congestion problems.
18/00341/FUL	14 Shaftesbury Close	Approval	No objection
18/00135/FUL	SEGRO Park (formerly BMW) Ellesfield Avenue	Approved and Legal Agreement Signed	No objection
18/00199/FUL	12 Pankhurst Drive	Approval	No objection
18/00282/FUL	The Co-Op Group Peacock Farm	Approval	No objection

