

BRACKNELL TOWN COUNCIL

PLANNING COMMITTEE

19<sup>th</sup> June 2018

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

In Attendance: Debbie Dann (BTC)

**The Meeting opened at 6.30pm and closed at 7.30pm**

*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'.*

**2271 Minutes**

The minutes of the meeting held 29<sup>th</sup> May 2018 were approved and signed by the Chairman.

**2272 Declarations of Interest.**

None.

**2273 Matters Arising not to be considered elsewhere on the agenda.**

There were no Matters Arising.

**2274 To consider Planning Applications received 29<sup>th</sup> May 2018**

**18/00379/FUL** **Old Bracknell** **2 Rectory Row, Rectory Lane**  
 Installation of new shop front (retrospective).  
**No objection.**

**18/00380/A** **Old Bracknell** **2 Rectory Row, Rectory Lane**  
 Display of 1 non-illuminated fascia sign (retrospective).  
**No objection.**

**18/00524/FUL** **Priestwood & Garth** **Brook House Downmill Road**  
 New first floor windows and replacement of existing windows and doors.  
**No objection.**

**18/00543/FUL** **Wildridings & Central** **43 High Street**  
 Installation of new shop front and roof plant.  
**No objection.**

**18/00544/A** **Wildridings & Central** **43 High Street**  
 Display of 2 internally illuminated fascia sign and 1 internally illuminated board sign and 1 internally illuminated projecting sign.  
**No objection.**

**18/00533/FUL** **Great Hollands North** **Blythe House, Great Hollands Square**

Alterations to existing block of flats, including creation of 7 additional flats by conversion of existing service spaces, re-construction and enlargement of existing two-storey projecting bay windows, erection of single-storey cycle store / refuse store and provision of additional parking spaces including creation of new crossover.

**Recommend refusal for the following reasons:**

1. The proposed new car park has an entrance/exit that is still in an extremely hazardous position close to the main junction and opposite the busy drop off point for all local bus services creating many highway safety issues.

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2. Referral to reason 07 - affordable housing on the previous refusal document, these issues still do not seem to have been addressed in the new application.

**18/00550/FUL**

**Priestwood & Garth**

**Bracknell &  
Wokingham College  
Wick Hill**

Section 73 application for the variation to condition 2 (approved plans) and 12 (parking restrictions) to planning permission 17/00482/FUL for the erection of 61 dwellings comprising of 36 1, 2 and 3 bedroom apartments and 25 2 and 3 bedroom houses, with associated parking, amenity space and landscaping following the demolition of educational buildings (3747 sq. m in D1 use) at the Wick Hill Centre and children's nursery. (An exemption for CIL social housing relief has been granted for this proposal. The applicant shall comply with the requirements in parts 50 to 54 of the CIL Regulations 2010 (as amended).

**This application has been deferred to the next planning meeting to give Councillors time to get further information.**

**18/00097/TRTPO**

**Priestwood & Garth**

**66 Moordale Avenue**

TPO 1237 – Application to prune 1 tree.

**Observation:** Defer to the recommendation of the Tree Officer.

**18/00541/FUL**

**Old Bracknell**

**11 Herbert Close**

Creation of block paving drive.

**No objection.**

**18/00554/FUL**

**Priestwood & Garth**

**31 Shepherds Lane**

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

**No objection.**

**18/00557/FUL**

**Bullbrook**

**Racal House Eastern Road**

Section 73 application for the variation of conditions 06 (Drainage), 09 (Floor Levels) and 19 (Construction Site Layout) of planning permission 16/00626/FUL for the redevelopment of site to provide 60 residential units within a part-three, four and five storey building (plus basement car parking) with associated amenity space, landscaping, car parking, refuse stores and foot/cycle path link following demolition of existing buildings.

**No objection.**

**18/00568/FUL**

**Hanworth**

**Royal County of  
Berkshire Racquet and  
Health Club**

Extension to the existing wet spa, and a new external pool and spa garden.

**No objection.**

**18/00572/FUL**

**Harmans Water**

**7 Hurricane Gate**

Erection of single storey rear extension.

**No objection.**

**18/00098/TR5**

**Harmans Water**

**11 Littedale Close**

TPO 1077 – Application to prune 1 tree.

**Observation:** Defer to the recommendation of the Tree Officer.

**18/00602/FUL**

**Great Hollands North**

**Land Fronting 42, 43,  
46 and 47 Ambassador**

Change of use and formation of access road for car parking.

**Recommend refusal** due to loss of amenity land.

**18/00588/FUL**

**Great Hollands North**

**45 Barn Owl Drive**

Erection of conservatory to rear of property.

**No objection.**

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**18/00593/A**

Display of 2 internally illuminated fascia signs.

**No objection.**

**Wildridings & Central**

**The Avenue Car Park**

**18/00594/A**

Display of 1 internally illuminated sign to shop front.

**No objection.**

**Wildridings & Central**

**22 The Avenue**

**18/00108/TR5**

TPO 687 – Application to prune 1 tree.

**Observation:** Defer to the recommendation of the Tree Officer.

**Old Bracknell**

**1 Salwey Close**

**2275 Decision Notices**

Application no	Address	BFB Decision	BTC Comments
17/00885/FUL	McDonalds Wildridings Road	Refusal	Bracknell Town Council recommend refusal for the reasons below: 1) This site has already expanded from it's 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 McDonalds 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	McDonalds Wildridings Road	Refusal	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.
18/00035/TRTPO	23 Rainforest Walk	Refusal	Defer to the recommendation of the Tree Officer.
18/00301/FUL	9 Timline Green	Approval	No objection
18/00360/FUL	5 Penwood Gardens	Approval	No objection
18/00098/TR5	11 Littledale Close	Approval	Defer to the recommendation of the Tree Officer.
16/01010/FUL	Summit House London Road	Approved and Legal Agreement Signed	No objection
18/00167/FUL	67 Elizabeth Close	Approval	B.T.C Councillors recommend refusal as they are concerned that the proposed extension includes amenity land outside the boundary of this property.

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			B.T.C Councillors object to any amenity land being used.
18/00257/T	Land Off Sandy Lane Garth Hill College	Approval	No objection
18/00361/FUL	65 Welbeck	Approval	No objection
18/00387/FUL	7-8 Peacock Cottages	Unconditional Approval	No objection
18/00412/FUL	16 Quintilis	Approval	No objection
18/00398/A	Sparrowhawk Way	Grant with Extra Conditions (Adverts)	No objection
18/00400/FUL	17 The Ridgeway	Approval	No objection
18/00410/FUL	16 Brunswick	Approval	No objection
18/00449/A	Sterling Square Broad Lane	Part Approval, Part Refusal	No objection

**2276** Please NOTE the following PAH planning applications (no comment required).  
There are NO applications for comment.

**2277** **17/01371/FUL Ranelagh Playing Fields** – Revised plans (Design Access Statement to be shown at meeting).  
**Noted & copies handed out to Councillors.**

**Date of next meeting –10<sup>th</sup> July 2018 at 6.30 pm**

Signed .....

Dated .....