

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
2nd October 2018

Present: Chairman: Cllr: Denise Hamilton
Cllrs: Paul Bidwell, Ian Kirke and Roger Meakes
Apologies: Cllrs: Alvin Finch, Gareth Barnard, Clive Harrison and Sanjeev Prasad
In Attendance: Debbie Dann (BTC)

The Meeting opened at 6.30pm and closed at 7.10pm

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'.

2363 Minutes

The minutes of the meeting held 11th September 2018 were approved and signed by the Chairman.

2364 Declarations of Interest.

None.

2365 Matters Arising not to be considered elsewhere on the agenda.

None.

2366 To consider Planning Applications received 2nd October 2018

18/00844/FUL

Harmans Water

**Land adjacent to
Allsmoor Lane**

Erection of 3 dwellings with associated access, car parking and landscaping.

Recommend refusal for the following reasons:

1. Traffic flow congestion and access: the entrance to the new development will join the already busy A329, Councillors are concerned that during peak traffic hours any vehicle entering /exiting this road from the right would be a hazard joining the main traffic flow considering the proximity of the roundabout which is victim to very busy fast traffic flow.
2. Conservation of local wildlife: Councillors feel this area is the one of last green corridors in Bracknell that allow our ever decreasing wildlife movement and refuge in their natural habitat, Bracknell Forest has always been proud of its protection of our wildlife enhancing our green spaces . B.T.Councillors supports the local residents and forestry commission upholding these values and protecting our ancient woodland.

18/00873/FUL

Old Bracknell

KFC Bagshot Road

External alterations and the erection of bin store following demolition of existing.

No Objection

18/00874/A

Old Bracknell

KFC Bagshot Road

Display of 9 non-illuminated vinyl signs, 7 non-illuminated board signs and 1 internally illuminated fascia sign.

No Objection

18/00903/FUL

Wildridings & Central

Princess Square

Change of use from retail (Use Class A1) to gymnastics/activity Centre (Use Class D2) (affects units 18 and 20 – also known as units 66 and 67 – formerly Riley's Snooker Hall).

No Objection

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18/00898/FUL

Old Bracknell

1 The Green

Sub-division of existing house to form two self-contained dwellings, erection of two storey side extension and part two storey, part single storey rear extension.

Recommend refusal for the following reasons:

1. Allowing 2 three bedroomed houses to be created on a site designed for a four bedroomed house that is already on a well-developed site would be overdevelopment and disproportionate for the character of this conservation area.
2. Councillors also feel although the property has a large garden area, allowing more residential living space on this plot will only exacerbate the traffic, parking and access problems which are already prevalent in this close as it is shared with a veterinary surgery and adjacent doctor's surgery.

18/00900/FUL

Bullbrook

**Forth/Clifton & Tamar House
Brants Bridge**

Erection of boundary wall.

Observation: Bracknell Town Councillors would like to compliment the design of the proposed boundary wall/fence and look forward to seeing the trees and green planting on this development keeping the Bracknell Forest theme for the area.

18/00860/FUL

Priestwood & Garth

Origin Western Road

Change of use of the ground floor from office use class B1 (business), to use class A2 (professional and financial services).

No Objection

18/00177/TRTPO

Bullbrook

**Tarn Cottage 1 Cumberland
Drive**

TPO 67 – Application to prune 1 tree.

Observation: Defer to the recommendation of the tree officer.

18/00914/FUL

Wildridings & Central

2 Alston House Market Street

Section 73 application for the variation of condition 12 (waste collections) of planning permission 18/00210/FUL (this permits 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 car parking, bin storage and landscaping).

Observation: B.T. Councillors would support any decision made by Bracknell Forest Council although would recommend time restrictions are upheld to allow residents in the adjoining properties some reasonable quiet times from related business noise.

18/00916/FUL

Wildridings & Central

33 Saffron Road

Section 73 application for the removal of condition 4 (parking) and 5 (Access) of planning permission 15/00856/FUL for the conversion of existing garage into habitable accommodation, erection of a first floor extension, external alterations to enable sub-division of existing four bedroom dwelling to create 1 three bedroom and 1 two bedroom dwellings. [For clarification: provision of 1 parking space].

Recommend refusal: Conditions agreed on the application were accepted and should be adhered to.

18/00838/FUL

Wildridings & Central

35 Braccan Walk

Alterations to shop front.

No objection.

18/00839/A

Wildridings & Central

35 Braccan Walk

Display of 1 internally illuminated fascia sign and 1 internally illuminated hanging sign.

No Objection

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18/00848/FUL

Great Hollands North

Oakwood Waterloo Road

Retrospective installation of decking area.

Observation: Although B.T.C has no objection to this application we were disappointed to see that yet another application was retrospective from this applicant.

18/00892/FUL

Priestwood & Garth

12 Fernhill Close

Erection of 1 detached dwelling and conversion of the existing two storey side extension to a 3 bedroom dwelling house including erection of two storey front extension, associated landscaping and parking.

No Objection

18/00922/FUL

Priestwood & Garth

Sash Windows, Kiln Lane

Siting of a portacabin.

No Objection

18/00927/A

Wildridings & Central

Millets 46 High Street

Display of 2 internally illuminated signs.

No Objection

18/00832/FUL

Hanworth

31 Ludlow

Erection of rear conservatory.

No Objection

18/00182/TRTPO

Wildridings & Central

Bracknell Town Football Club

TPO 1238 – Application to prune 17 trees, clean woodland and fell 1 tree.

Recommend refusal: Bracknell Town Council has objections to further clearing of woodland and pruning 17 trees to such an extent. The felling of the one tree is acceptable as it has fallen over but pruning these trees by 5 metres will have a drastic impact on the visual amenity of the area. Pruning of the holly trees will reduce further the screen that the Larges Lane Cemetery used to enjoy. The Cemetery is a vital part of Bracknell where residents come to mourn and remember their loved ones, further removal of the screening will have an even more negative effect on the peace and tranquillity previously enjoyed by grieving families in this area. Bracknell Town Council is also against the pruning and clearing of this area due to the negative impact it will have on the wildlife, a reduction has already been noticed since the last unauthorised tree removal.

18/00938/FUL

Crown Wood

106 Nuthurst

Erection of a single storey front extension.

No Objection

18/00185/TRTPO

Old Bracknell

**Land North of 58 Balfour
Crescent**

TPO 1246 – Application to prune 1 tree.

Observation: Defer to the recommendation of the tree officer.

18/00944/FUL

Prietwood & Garth

192 Boyd Court

Erection of a single storey rear extension.

No Objection

18/00945/FUL

Wildridings & Central

4 Alston House Market Street

Change of use from A3 to sui-generis (hair, make-up and beauty shop).

No Objection

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2367 Decision Notices

Application no	Address	BFB Decision	BTC Comments
18/00296/FUL	22 Coppice Green	Withdrawn	No Objection
18/00081/TRTPO	Land to the North of 5 Horewood Road	Approval	Observation: Defer to the recommendation of the Tree Officer
18/00528/FUL	13 Rickman Close	Unconditional Approval	No Objection
18/00128/TRTPO	11 Albert Road	Approval	B.T.C has no objection but would concur with recommendation of the Tree Officer.
17/00181/TRTPO	58 Balfour Crescent	Withdrawn	Observation: Defer to the recommendation of the Tree Officer
18/00104/TRTPO	The White House Ranelagh Drive	Part Approval, Part Refusal	Observation: Defer to the recommendation of the Tree Officer
18/00694/FUL	21 Staplehurst	Approval	B.T.C Councillors recommend refusal for the following reasons: 1) The loss of more Bracknell Forest amenity land setting standards for other tenants to keep applying to take public land. 2) Concerns that extending this garden wall / fence will create a darker walkway for members of the public causing safety concerns.
18/00749/FUL	2 Clintons Green	Approval	No Objection
18/00161/TR5	Ranelagh School Playing Fields	Approval	Observation: Defer to the recommendation of the Tree Officer.
18/00247/FUL	Panasonic Willoughby Road	Approved and Legal Agreement Signed	No Objection
18/00763/FUL	29 Orion	Approval	No Objection

2368 Please NOTE the following PAH planning applications (no comment required). **NONE**

Date of next meeting –23rd October 2018 at 6.30 pm

Signed

Dated