

Bracknell Town Council

Planning Meeting 14th January 2020

Attendance

Councillors Present	Deputy Chairman: Cllr: Alvin Finch Cllrs: Paul Bidwell, Mike Gibson, Michael Titheridge, Paul Byron, Dai Roberts
Councillors Apologies	Cllrs, Ian Kirke, Roger Meakes,
In Attendance	Debbie Dann (BTC)
Substitutes	
Co-Opted	

The Meeting opened at 6.30pm and closed at 7.45pm

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'.

1269 Minutes

The minutes of the meeting held 26th November 2019 were approved and signed by the Chairman.

1270 Declarations of Interest.

None.

1271 Matters Arising not to be considered elsewhere on the agenda.

None.

1272 To consider Planning Applications received 14th January 2020.

19/01021/FUL

Bullbrook

2 Old Farm Drive

Erection of gates and fencing to side of property following removal of existing.

No Objection.

19/01024/FUL

Bullbrook

Edenfield, Larges Lane

Section 73 application to vary conditions 03 and 07 of planning permission 15/00004/FUL for "the erection of 48 dwellings (41 apartments and 7 terraced houses) with associated parking and vehicular access from Larges Lane following demolition of existing office building". [Note for clarification: this application proposes the addition of a mural on an external wall and the removal of a tree on the western side of the building].

Observation - B.T Councillors have no objection to this application but would like to suggest the area of ground the tree is removed from should be re - planted with shrubs, ground cover plants and some small trees to soften the view and keep the aesthetics of green space created in the Bracknell Forest area.

19/01088/FUL

Crown Wood

56 Keepers Coombe

Erection of first floor side extension.

No Objection.

19/01064/LB

Wildridings & Central

The Old Manor, Grenville Place

Application for works to a listed building including rebuilding the existing chimney with new extraction fans and new roof mounted cooling equipment.

No Objection.

19/01034/FUL

Priestwood & Garth

19 Priestwood Avenue

Erection of single storey rear and part side extension, change of use of outbuilding to habitable room.

No Objection.

19/01075/FUL	Hanworth	30 Octavia
Erection of two storey front extension.		
No Objection.		
19/01047/FUL	Priestwood & Garth	19 Shepherds Hill
Change of use from garage to habitable accommodation, ancillary to main dwelling and associated changes to fenestration.		
Recommend refusal for the following reasons:		
<ol style="list-style-type: none"> 1) Overdevelopment. 2) Councillors believe the statutory declaration (Affidavits) should be replaced by a Covenant ensuring that if the garage becomes unattached habitable accommodation it cannot be altered in any way or sold as a separate entity should the ownership of the house change at any time in the future. 		
19/01057/FUL	Harmans Water	Harmans Water Former Library
Change of use from D1 (Library) to A1 (Shop).		
No Objection.		
19/01060/FUL	Harmans Water	Dennis Pilcher House Rowley Close
Section 73 application for the variation of conditions 04 (working method statement), 06 (means of enclosure), 08 (landscaping), 09 (biodiversity enhancements), 14 (cycle parking), 15 (site organisation), 19 (tree protection), 21 (Materials), 22 (finished floor levels), 24 (bin storage) and 25 (surface water drainage scheme) of planning permission 17/00578/FUL for the erection of 9 houses following demolition of existing sheltered housing. [Note for clarification: this application seeks to reword these conditions to reflect the fact that the existing sheltered housing has now been demolished].		
No Objection.		
19/01083/FUL	Crown Wood	Helmsdale
Conversion of amenity area into 26 parking spaces.		
No Objection.		
19/01070/FUL	Old Bracknell	KFC, Bagshot Road
Installation of 2 rapid electric vehicle charging stations and associated equipment, converting existing 2 bays to EV charging bays.		
No Objection.		
19/01071/FUL	Wildridings & Central	Highview House, 29B High Street
Section 73 application to vary conditions 2 and 3 of planning permission 19/00397/FUL for “the installation of new plant and acoustic screening at roof level, installation of second floor screen, reconfigurations of ground and second floor entrances and alterations to upper level fenestration.”		
No Objection.		
19/01077/FUL	Great Hollands South	Easthampstead Park Old Wokingham Road
Alterations to existing stepped access, ramp, bollards, balustrade, traffic island and fountain.		
No Objection.		
19/01078/LB	Great Hollands South	Easthampstead Park Old Wokingham Road
Application for Listed Building consent for alterations to existing stepped access, ramp, bollards, balustrade, traffic island and fountain.		
No Objection.		
19/01087/FUL	Priestwood & Garth	88 Horsneile Lane
Erection of single storey rear extension, following demolition of existing conservatory, and two storey front extension.		
No Objection.		

19/01089/FUL **Wildridings & Central** **Superdrug, 33 Braccan Walk**

Alterations to shopfront and fenestration and installation of new signage and shutter.

No Objection.

19/01090/A **Wildridings & Central** **Superdrug, 33 Braccan Walk**

Application for display for 1 internally illuminated signage.

No Objection.

19/01092/FUL **Priestwood & Garth** **Land to Rear of 29 Warfield Road –
7 Sherring Close**

Erection of 5 dwellings with associated landscaping, parking and access. (Alternative scheme to application 19/00023/FUL).

Recommend refusal for the following reasons:

B.T. Councillors recommend refusal for the following reasons:

- 1) Overdevelopment of extra dwellings being added to this application.
- 2) Increased traffic congestion, the access to the development joins an already very busy road so will just add to the problems already suffered by local residents with the volume of incoming traffic.
- 3) The impact on residential amenity with loss of privacy and increased noise for local residents due to extra dwellings.
- 4) 4)The effect on the character of this area 'Piggy Wood' has become a natural haven used by several species of local wildlife who have already lost their natural habitat due to the vast amount of housing developments on surrounding farm land/countryside.

19/01102/FUL **Bullbrook** **21 Drayton Close**

Erection of three storey side and single storey rear extension following demolition of existing two storey side extension.

No Objection.

19/01110/FUL **Wildridings & Central** **24 Braccan Walk**

Installation of new shopfront.

No Objection.

19/01111/A **Wildridings & Central** **24 Braccan Walk**

Installation of 1 illuminated fascia sign and 1 illuminated projecting sign.

No Objection.

19/01112/FUL **Priestwood & Garth** **Sunnymead, Jocks Lane**

Section 73 application for variation of condition 02 (Approved Plans) of Planning Permission 18/00827/FUL for the erection of 3 dwelling houses and one chalet bungalow, revised access, on-site car parking, private amenity space and landscaping following demolition of existing dwelling and associated garage. (For clarity: proposal is for provision of 2 detached dwellings instead of a pair of semi-detached dwellings, relocation of bike stores, revisions to access road and parking layout.

No Objection.

20/00011/OBS **Great Hollands South** **Pinewood Leisure Centre Old
Wokingham Road**

Full application for the proposed erection of a single storey side and rear extension and the installation of a ramp and porch.

No Objection.

1273 Decision Notices

Application no	Address	BFB Decision	BTC Comments
19/00318/FUL	ALDI 136 Liscombe	Approval	B.T. Councillors have viewed this application in 2 parts: 1) The siting of new plant equipment: B.T Councillors recommend refusal of the position for the siting of the external plant, they feel the removal of the existing wall and relocation of this equipment on the outside wall directly opposite living accommodation would have a negative effect on surrounding tenants, taking into consideration the external plant will be running constantly Councillors are concerned it will have a negative impact on the ability of local tenants to open there windows without hearing constant plant noise. Councillors would support the improvement of the plant equipment if a more appropriate position was found preferably within the service yard. 2) The proposed new entrance/exit: Councillors have No Objection to the entrance/exit alterations for the front of the store.
19/00662/FUL	1 Flint Grove	Approval	No Objection.
19/00756/FUL	15 Windlesham Road	Refusal	B.T. Councillors recommend refusal for the following reasons: 1) Overdevelopment of this area, the houses will directly overlook a small area where local residents walk and are able to have a little quiet time. 2) This road already suffers from extreme parking congestion; this particular part of the road serves local shops and is the main parking for a local large primary school. At school drop off and pick up times local residents and the local bus service have trouble entering and manoeuvring in this road due to the volume of traffic. 3) Houses on one side of this road have no off road parking so have no choice other than to park in the road all day, this should be taken into consideration from a safety point of view for cars and pedestrians.
19/00191/TRTPO	3 Goughs Lane	Withdrawn	Observation: B.T. Councillors Defer to the recommendation and experience of the Tree Officer.
19/00878/3	Great Hollands Primary School	Approval	No Objection.
19/00914/A	The Crown Wood Opladen Way	Grant with Extra Conditions (Adverts)	No Objection.
19/00937/FUL	81 Uffington Drive	Approval	No Objection.

19/00942/3	Land at Old Bracknell Close	Approval	No Objection.
17/00929/FUL	28 Meadow Way	Approved and Legal Agreement Signed.	No Objection.
19/00683/FUL	Summit House London Road	Approved and Legal Agreement Signed	No Objection.
19/00856/FUL	Ashbourne	Approval	No Objection.
19/00893/FUL	108 Wilwood Road	Approval	No Objection.
19/00212/TRTPO	Robina House Pollardrow Avenue	Refusal	Observation: B.T. Councillors Defer to the recommendation and experience of the Tree Officer.
19/00939/FUL	16 Beech Glen	Approval	No Objection.
19/00240/TRTPO	11 Pankhurst Drive	Approval	Observation: B.T. Councillors Defer to the recommendation and experience of the Tree Officer.

1274 Applications for Prior Approval

19/01096/PAH Harmans Water

49 Calfridus Way

Prior approval application for the erection of single storey rear extension following demolition of existing conservatory

NOTED

1275 Tree Preservation Orders;

Confirmation of Tree Preservation Order 1316 – Land at 9 Kennel Lane, Bracknell – 2019

NOTED

Date of next meeting –4th February 2020 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 day. 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..