

# Bracknell Town Council

## Planning Meeting 25<sup>th</sup> February 2020

### Attendance

Councillors Present	Cllr Alvin Finch, Paul Bidwell, Mike Gibson, Roger Meakes & Michael Titheridge
Councillors Apologies	Cllrs Ian Kirke & Paul Byron
In Attendance	Debbie Dann (BTC)
Absent	None
Substitutes	
Co-Opted	

### 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'.*

#### 1338 Minutes

The minutes of the meeting held 4<sup>th</sup> February 2020 were approved and signed by the Chairman.

#### 1339 Declarations of Interest.

Cllr Michael Titheridge – Application 20/00094/LDC.

#### 1340 Matters Arising not to be considered elsewhere on the agenda.

Broad Lane, Bracknell – proposed parking restrictions. Copy of planned restrictions handed out to each Councillor.

#### 1341 To consider Planning Applications received 25<sup>th</sup> February 2020.

##### 20/00008/FUL

##### Old Bracknell

##### 5 Neuman Crescent

Erection of single storey flat roof side extension.

**No objection**

##### 20/00071/FUL

##### Harmans Water

##### 8 Rufford Gate

Erection of single storey rear extension.

**No objection**

##### 20/00072/FUL

##### Wildridings & Central

##### Bus Depot & Offices Coldborough House Market Street

Section 73 application for variation of conditions 02 (approved plans as already amended under 19/--731/NMA) and 20 (energy statement) of planning permission 18/00964/FUL for the redevelopment of the site to provide a building of up to 11 storeys accommodating 242 flats, commercial space and ancillary works.

Councillors reviewed the proposed changes as detailed on the variation of conditions

**Observation** - Although B.T. Councillors have no objection with most elements of this application they are disappointed to see the removal of trees and the green wall from the plans and would suggest some other green planting is carried out to compensate for these changes.

##### 20/00078/FUL

##### Priestwood & Garth

##### Land rear of 13 & 15 Windlesham Road

Erection of 4 dwellings with associated landscaping and parking.

**Recommend refusal for the following reasons:**

- 1) The adverse impact the development would have on Queensway Public Right of Way.
- 2) Extra Pressure caused by the development on the Thames Basin Special Protection Area.
- 3) The development is contrary to saved policies in the Bracknell Forest Local Plan.

20/00077/FUL

Old Bracknell

Former St Margaret Clitherow Church

Construction of 15 apartments together with associated basement and surface car parking, access roads/paths and site landscaping.

No objection

20/00079/FUL

Great Hollands North

19 Blackcap Lane

Erection of single storey rear extension and part conversion of garage,

No objection

20/00080/3

Wildridings & Central

Braccan Walk Car Park

Change of use to youth centre, erection of external cladding and fencing to create external seating area; LED lighting, replacement windows and new cycle parking.

No objection

20/00064/FUL

Old Bracknell

Stardust, 5 Swancote Green

Erection of first floor side extension and changes to front fenestration.

No objection

20/00094/LDC

Priestwood & Garth

31 Shepherds Lane

Certificate of lawfulness application for existing outbuilding in garden.

Recommend refusal for the following reasons:

- 1) Unlawful Development: Planning policies are in place to control any local building work, Planning permission should be applied for prior to any structure being erected this is a standard rule for all planning applications.
- 2) Councillors consider this outbuilding to be overbearing and overdeveloped in bulk for the size of this property and oppressive to adjoining properties.
- 3) Concerns about the design appearance being out of character with the local surroundings

20/00096/FUL

Old Bracknell

2 Dalton Mews

Erection of summerhouse to rear of garden.

No objection

20/00030/TR5

Wildridings & Central

Rest Harrow, 50 Frog Lane

TPO 381 – Application to prune 1 tree.

Defer to the recommendation and expertise of the Tree Officer.

1342 Decision Notices

Application no	Address	BFB Decision	BTC Comments
19/01040/3	Heathlands Care Home	Approval	No Objection
19/01071/FUL	Highview House 3B High Street	Approval	No Objection
19/01047/FUL	19 Shepherds Hill	Approval	B.T. Councillors recommend refusal for the following reasons: 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.

19/01088/FUL	56 Keepers Coombe	Approval	No Objection
19/01064/LB	The Old Manor	Withdrawn	No Objection
19/01070/FUL	Kentucky Fried Chicken	Approval	No Objection
19/01089/FUL	Superdrug 33 Braccan Walk	Approval	No Objection
19/01090/A	Superdrug 33 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
18/00356/FUL	15 Limerick Close	Withdrawn	B.T. Councillors recommend refusal for the following reasons: 1) Overdevelopment of site. 2) Reduction of the depth of the extension will reduce the apex height.
19/00751/FUL	31 Reeds Hill	Refusal	B.T. Councillors recommend refusal for the following reasons: 1) The structure has already been erected without any permission Councillors feel this could become a precedent. 2) The structure is oversized, overbearing and out of character for a shed in this area, a structure this size should not be on the boundary.
19/00911/FUL	Birch Hill Primary School	Unconditional Approval	No Objection
19/00959/FUL	Clover Leaf Honda London Road	Approval	No Objection
19/01075/FUL	30 Octavia	Approval	No Objection
19/01110/FUL	24 Braccan Walk	Approval	No Objection
19/01111/A	24 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
19/01112/FUL	Sunnymead, Jocks Lane	Approval	No Objection

- 1343      **Applications for Prior Approval**      NONE
- 1344      **Tree Preservation Orders;**  
Confirmation of Tree Preservation Order 1305 – Land at  
2,3,4,5,15,16,20,21,24,29,30,31,32,33,34,35,36,38,41,43,45 & 47 Queens Pine Bracknell – 2019  
**NOTED**
- 1345      **The Royal Borough of Windsor & Maidenhead - Central and Eastern Berkshire Authorities Joint Minerals and Waste Plan - Focussed Regulation 18 Consultation: Sand and Gravel Provision and Operator Performance – This consultation will be launched on Tuesday, 11 February 2020 and will run for six weeks, closing at 5pm on Monday, 23 March 2020.**      **NOTED**

**Date of next meeting –17<sup>th</sup> March 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.*