

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
11<sup>th</sup> June 2019

Present: Chairman: Cllr: Cllr Alvin Finch  
Cllrs: Paul Bidwell, Mike Gibson, Ian Kirke, Roger Meakes, Michael Titheridge  
Apologies: Cllrs: Paul Byron  
Co-opted: Cllr: Danielle Turner  
  
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'.*

**1052 Minutes**

The minutes of the meeting held 21<sup>st</sup> May 2019 were approved and signed by the Chairman.

**1053 Declarations of Interest.**

None

**1054 Matters Arising not to be considered elsewhere on the agenda.**

None

**1055 To consider Planning Applications received 21<sup>st</sup> May 2019**

**19/00399/LDC**

**Bullbrook**

**'Dawn' 13 Bay Road**

Application for a Lawful Development Certificate for single storey rear extension, loft conversion and erection of outbuilding and retention of HMO use.

**Deferred to the next planning meeting on the 2nd July 2019 to allow Councillors to gain more information.**

**19/00371/FUL**

**Wildridings & Central**

**Ranelagh School  
Playing Fields**

Section 73 application for the variation to condition 2 (approved plans) of planning permission 16/00738/FUL which sought to vary the same condition of planning permission 16/00116/FUL for the "refurbishment of existing football ground including relocating and installation of new artificial football pitch (3G pitch) and rebuilding / upgrading of existing stands and associated facilities".

**Deferred to the next planning meeting on the 2nd July 2019 to allow Councillors to gain more information.**

**19/00430/FUL**

**Great Hollands North**

**2 Viking**

Erection of single storey rear extension with roof lights following demolition of existing conservatory.

**No objection**

**19/00397/FUL**

**Wildridings & Central**

**Highview House  
29B High Street**

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**

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19/00400/FUL

Wildridings and Central

Bracknell Town  
Football Club

Section 73 application for the variation to condition 2 (approved plans) of planning permission 16/00738/FUL which sought to vary the same condition of planning permission 16/00116/FUL for the “refurbishment existing football ground including relocating and installation of new artificial football pitch (3G pitch) and rebuilding / upgrading of existing stands and associated facilities”.

**Deferred to the next planning meeting on the 2nd July 2019 to allow Councillors to gain more information.**

19/00401/FUL

Great Hollands North

1 Avocet Walk

Erection of a single storey rear extension.

**No objection**

19/00405/FUL

Priestwood & Garth

Tryst Cottage  
89 Binfield Road

Erection of single storey rear extension.

**No objection**

19/00407/FUL

Great Hollands South

Easthampstead Park  
Old Wokingham Road

Construction of fire escape door to front elevation of mansion (revised proposal to 18/01244/FUL).

**No objection**

19/00408/LB

Great Hollands South

Easthampstead Park  
Old Wokingham Road

Construction of fire escape door to front elevation of mansion (revised proposal to 18/01239/LB).

**No objection**

19/00412/FUL

Priestwood & Garth

4 Sherring Close

Erection of single storey rear extension with balcony above, two storey front extension and external alterations (Resubmission of 19/00063/FUL).

**No objection**

19/00414/FUL

Great Hollands North

Land South of  
St Anne’s Manor

Change of use of land from nil use to D2 for proposed Suitable Alternative Natural Greenspace (SANG) with associated landscaping.

**No Objection** BTC Councillors are delighted to see an unkempt area transformed in a natural green space for safe public use. Councillors would request an agreement (caveat for example) be put in place to ensure this area is guaranteed to stay green space for public use in the future.

19/00423/FUL

Priestwood & Garth

48 Anneforde Place

Erection of single storey rear extension.

**No objection**

19/00090/TRTPO

Great Hollands South

36 Sylvanus

TPO 1302 – Application to prune 1 tree.

**Observation:** B.T. Councillors have no objection but would defer to the recommendation of the Tree Officer.

19/00418/FUL

Harmans Water

10 Rufford Gate

Erection of single storey rear extension.

**No objection**

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**19/00443/FUL**

**Great Hollands South**

**5 Penwood Gardens**

Section 73 application for the variation of condition 2 to planning permission 18/00360/FUL, for the erection of two storey rear extension and use of render. (For clarification: Current application removes render above first floor window sills).

**No objection**

**19/00460/FUL**

**Old Bracknell**

**20 Clive Green**

Raising of fence and wall height to 2.4m.

**No objection**

**19/00092/TRTPO**

**Wildridings & Central**

**20 Dundas Close**

TPO 1289 – Application to prune 3 trees.

**Observation:** B.T. Councillors have no objection but would defer to the recommendation of the Tree Officer.

*6.50 P.M. Cllr A Finch left the meeting and handed chair of the meeting to his deputy Cllr M Gibson.*

**19/00478/FUL**

**Great Hollands North**

**8 Wylam**

Erection of conservatory to rear of property.

**No objection**

**19/00095/TRTPO**

**Harmans Water**

**Brendon Lodge  
11 Harmans Water Road**

TPO 587 – Application to fell 1 tree.

**Observation:** B.T. Councillors would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.

**19/00375/FUL**

**Bullbrook**

**3 Bluebell Hill**

Conversion of dwelling house into 2 flats, and the erection of single storey rear extension (resubmission of 18/00215/FUL), the amendments consist of the additional of a further parking space).

**Recommend refusal for the following reasons:**

- 1) Overdevelopment of this size property making it out of character with other terraced properties in this area.
- 2) Due to the addition of a large double bedroom B.T.C would have concerns about parking congestion problems in this small Cul-de-Sac. The garages were already in the Cul-de-Sac, B.T. Councillors stand by their original decision on this application.

**19/00416/FUL**

**Harmans Water**

**9 Blue Coat Walk**

Erection of two storey rear and single storey rear extension.

**Recommend refusal for the following reasons:**

- 1) Overdevelopment of this property making it out of character with properties in this area.
- 2) Due to the addition of a large double storey extension B.T.C would have concerns about parking congestion.

**19/00083/TRTPO**

**Priestwood & Garth**

**Christine Ingram  
Gardens**

TPO 577 – Application to fell 1 tree.

**Observation** - B.T. Councillors would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.

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**19/00435/FUL**

**Wildridings & Central**

**Glenmore, Old Bracknell Lane  
West**

Section 73 application for the variation of condition 2 (approved plans), 3 (materials), 7 (privacy screening) and 8 (construction management plan) of planning permission 17/00554/FUL for the “Change of use from existing dental practice (D1) to residential (C3) with the erection of a two storey side and rear extensions, dormer windows, balconies and roof lights to form 4 two bedroom flats, 1 one bedroom flat and 1 studio apartment”

**No objection**

**19/00447/FUL**

**Great Hollands South**

**20 Trevelyan**

Erection of a part two storey and part single storey side and rear extension following demolition of existing garage.

**No objection**

**19/00455/FUL**

**Bullbrook**

**14 Holly Spring Lane**

Erection of detached garage to front of property and installation of access gate on property boundary.

**Observation** - B.T. Councillors have No objection but would like to suggest conditions are applied to ensure the garage does not become a habitable space.

**19/00458/FUL**

**Great Hollands South**

**2 Penwood Gardens**

Erection of porch to front of property and single storey rear extension following demolition of existing conservatory.

**No objection**

**19/00491/FUL**

**Great Hollands South**

**Seven Acre Farm Old  
Wokingham Road**

Siting of additional 4 mobile homes and retention of altered access road.

**No objection**

**19/00462/FUL**

**Priestwood & Garth**

**Old Coach House  
Wokingham Road**

Erection of single storey front extension and porch with alterations to fenestration following demolition of existing veranda.

**No objection**

**19/00493/FUL**

**Priestwood & Garth**

**23B Folders Lane**

Erection of two storey side extension (resubmission of 16/00498/FUL).

**Deferred to the next planning meeting on the 2nd July 2019 to allow Councillors to gain more information.**

**19/00494/FUL**

**Priestwood & Garth**

**23B Folders Lane**

Erection of a two storey front bay window, single storey front, side and rear extensions (resubmission of 16/00490/FUL).

**Deferred to the next planning meeting on the 2nd July 2019 to allow Councillors to gain more information.**

**1056 Decision Notices**

Application no	Address	BFB Decision	BTC Comments
19/00152/FUL	38 Pankhurst Drive	Approval	Observation: Although B.T. Councillors have no objection to this change of use they would not like to see any form of fencing around this garden as it would not be in keeping with the character of this area.
19/00196/A	Bickerton House Warfield Road	Grant with Extra Conditions (Adverts)	No Objection

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19/00227/FUL	Parklands Stoney Road	Approval	No Objection
19/00251/FUL	4 Brunswick	Approval	No Objection
19/00268/FUL	22 Lauradale	Approval	No Objection
19/00270/A	8 Eagle Lane	Grant with Extra Conditions (Adverts)	No Objection
19/00277/FUL	4 Kittiwake Close	Approval	No Objection
19/00280/A	32 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
18/01140/FUL	Hepburn Hall Easthampstead Park	Approval	No Objection
19/00320/FUL	134 Moordale Avenue	Approval	No Objection
19/00314/FUL	5 Agar Crescent	Approval	No Objection
18/00922/FUL	Sash Windows Kiln Lane	Approval	No Objection
18/01100/FUL	Brakenhale School	Refusal	Observation: B.T Councillors have No Objection to schools improving their teaching facilities they would be disappointed to see a local school lose any sports facilities and support any remaining sports facilities to be up to Sport England specifications.
19/00200/FUL	43 Western Road	Approved and Legal Agreement Signed	No Objection
19/00293/LB	Littlecourt Lodge 7A Candleford Close	Withdrawn	No Objection
19/00305/FUL	Oakwood Waterloo Road	Approval	No Objection
19/00329/FUL	9 Keldholme	Approval	B.T. Councillors recommend refusal for the following reason: Councillors feel the proposed extension is oversized and encroaches on the public footpath outside the property making it out of character in this area.
19/00335/A	5 High Street	Grant with Extra Conditions (Adverts)	No Objection
19/00336/FUL	3 Moordale Avenue	Approval	No Objection
19/00345/A	17 Princess Square	Grant with Extra Conditions (Adverts)	No Objection
19/00362/FUL	Panasonic UK Building A	Approved and Legal Agreement Signed	B.T. Councillors recommend refusal of the creation of an additional floor to this building as it would then protrude above the established tree line and be completely out of keeping with the Bracknell Forest Keep the Borough Green Scheme".

**Date of next meeting –2<sup>nd</sup> July 2019 at 6.30 pm**