

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
2<sup>nd</sup> July 2019

Present: Chairman: Cllr: Cllr Alvin Finch  
Cllrs: Paul Bidwell, Ian Kirke, Roger Meakes, Michael Titheridge, David Roberts  
Apologies: Cllrs: Paul Byron, Mike Gibson  
Observer: Cllr: Thomas Parker  
**In Attendance:** Debbie Dann (BTC)

**The Meeting opened at 6.30pm and closed at 8.00pm**

*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'.*

**1088 Minutes**

The minutes of the meeting held 11<sup>th</sup> June 2019 were approved and signed by the Chairman.

**1089 Declarations of Interest.**

None

**1090 Matters Arising not to be considered elsewhere on the agenda.**

None

**1091 To consider Planning Applications received 2<sup>nd</sup> June 2019**

**19/00399/FUL**

**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.

**Recommend refusal** for the following reason: All accommodation alterations should be applied for prior to work being carried out on this basis B.T.C feel this application should be refused.

**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 of existing football ground including relocating and installation of new artificial football pitch (3G pitch) and rebuilding / upgrading of existing stands and associated facilities".

**No objection.**

**19/00493/FUL**

**Priestwood & Garth**

**23B Folders Lane**

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

**Recommend refusal** for the following reason: Councillors consider the proposal overdevelopment and would cause overshadowing.

**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).

**No objection.**

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
2<sup>nd</sup> July 2019

**19/00487/FUL**

**Wildridings & Central**

**McDonalds Wildridings  
Road**

Section 73 application for the variation of condition 2 (approved plans) of planning permission 17/00883/FUL for the "Erection of a single storey front, rear and side extensions including changes to car park layout, erection of new bin store, installation of "drive through" booth, replacement of existing storage area and associated works".

**No objection.**

**19/00495/A**

**Wildridings & Central**

**McDonalds Wildridings  
Road**

Display of 4 internally illuminated digital signage with retention of existing signage.

**No objection.**

**19/00496/FUL**

**Bullbrook**

**Summit House London  
Road**

Alterations to existing fenestration.

**No objection.**

**19/00502/FUL**

**Old Bracknell**

**1 Milton Close**

Erection of single storey rear extension and two storey side extension.

**No objection.**

**19/00505/FUL**

**Old Bracknell**

**6 Milton Close**

Erection of single storey front extension.

**No objection.**

**19/00510/FUL**

**Crown Wood**

**112 Leaves Green**

Erection of two storey side extension and single storey front porch extensions.

**No objection.**

**19/00512/FUL**

**Wildridings & Central**

**22 Spinner Green**

Erection of front porch following demolition of existing front porch, creation of dropped kerb with associated alterations plus alterations to fenestration.

**No objection.**

**19/00513/A**

**Bullbrook**

**London House, London Road**

Display of internally illuminated fascia and externally illuminated hanging signage to replace existing fascia signage.

**No objection.**

**19/00100/TRTPO**

**Bullbrook**

**1 Enborne Gardens**

TPO 229 – Application to prune 1 tree.

**Observation:** Although Councillors have No objection they would defer to the recommendation of the Tree Officer.

**19/00461/FUL**

**Priestwood & Garth**

**The Maples Wokingham Road**

Formation of dropped kerb and erection of single storey rear extension with roof lights following demolition of existing lean-to conservatory.

**No objection.**

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
2<sup>nd</sup> July 2019

**19/00507/FUL**

**Wildridings & Central**

**Formerly Bentalls, Unit 14  
57-67 High Street**

Section 73 application to vary Condition 02 (approved plans) of planning permission 16/01252/FUL for partial demolition and strip out of Bentalls Department Store and McDonald's Unit 14 and redevelopment to include retail uses (use Class A1), food and beverage uses (use class A3, A4, A5), non-residential institution uses (use class D1), assembly and leisure uses (use class D2), night club (sui generis), public event area, public realm improvements, landscaping, external seating and associated highway works. [Note for clarification: amendments proposed comprised changes to the size, shape and internal layout of Unit 14 and changes to external façade (including number and location of window openings), materials palette and signage zones].  
**No objection.**

**19/00514/DEM**

**Wildridings & Central**

**Bus Depot and Offices  
Coldborough House Market  
Street**

Application for prior approval for demolition of office/workshop building and associated structures.  
**No objection.**

**19/00103/TRTPO**

**Bullbrook**

**Braemore, Broad Lane**

TPO 1311 – Application to prune 1 tree.

**Observation:** Although Councillors have No objection they would defer to the recommendation of the Tree Officer.

**19/00106/TRTPO**

**Priestwood & Garth**

**9 Shepherds Hill**

TPO 9 – Application to prune 2 trees.

**Observation:** Although Councillors have No objection they would defer to the recommendation of the Tree Officer.

**19/00468/FUL**

**Bullbrook**

**46 Lily Hill Road**

Erection of 3 detached dwellings with storage and dropped kerb following demolition of existing detached dwelling and garage.

**No objection.**

**19/00526/FUL**

**Priestwood & Garth**

**Worldwide House, Milbanke  
Way**

Erection of two storey rear extension to provide ancillary gym space and painting of external brickwork.

**No objection.**

**19/00528/FUL**

**Harmans Water**

**26 Littledale Close**

Erection of detached outbuilding in garden.

**No objection.**

**19/00535/3**

**Hanworth**

**The Pines Primary School**

Installation of 2.4m high palisade security fencing on part of school boundary following removal of existing fence.

**No objection.**

**19/00538/FUL**

**Wildridings & Central**

**Fenwick 27 The Avenue**

Change of use of ground level café to childrens play area.

**No objection.**

**19/00540/FUL**

**Hanworth**

**11 Cottesmore**

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

**No objection.**

BRACKNELL TOWN COUNCIL  
 PLANNING COMMITTEE  
 2<sup>nd</sup> July 2019

**19/00545/FUL** **Great Hollands South** **45 Tawfield**  
 Erection of two storey side extension and single storey front and rear extensions following demolition of existing garage, study and porch.  
**No objection.**

**19/00551/FUL** **Harmans Water** **The Atrium Broad Lane**  
 Erection of first floor extension over existing bungalow and elevation of existing roof.  
**No objection.**

**19/00580/FUL** **Great Hollands North** **Daler Rowney Peacock Lane**  
 Proposed extension of existing loading bays, installation of 2 Dock Levellers, new covered link with replacement of existing cladding to covered link.  
**No objection.**

**19/00566/FUL** **Bullbrook** **Bridge House 1 Brants Bridge**  
 Removal of existing window and double doors to the rear elevation and widening of the existing opening to accommodate installation of new bi-fold sliding doors with vision panels to the ground floor of the rear elevation. Removal of existing timber fence to the bin store area and car park bay and installing new timber fencing to match existing along parking bay kerb line. Removal of hedge line and verge to parking bay and increasing the existing blocked paved area to match existing to accommodate the position of new doors.  
**No objection.**

**19/00571/A** **Wildridings & Central** **17 Princess Square**  
 Display of 3 internally illuminated fascia signs and 1 internally illuminated projecting sign.  
**No objection.**

**19/00577/FUL** **Great Hollands North** **34 Falcon Way**  
 Installation of single air conditioning condenser in noise reduction container.  
**No objection.**

**19/00579/FUL** **Great Hollands South** **96 Staplehurst**  
 Erection of part single and part two storey side/rear extension.  
**Deferred** to the next planning meeting on the 23rd July 2019 to allow Councillors to gain more information.

**1092. Decision Notices**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
18/00215/FUL	3 Bluebell Hill	Withdrawn	B T.C 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.
18/01049/FUL	Greenwood House London Road	Approval	Observation: Although B.T. Councillors have No Objection in respect that this application involves trees they would like to defer to the recommendation of the tree officer.

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
2<sup>nd</sup> July 2019

19/00194/FUL	Crossfell	Approval	Observation: B.T. Councillors have no objection to the creation of extra parking bays but do have concerns about the control of these bays regarding cars being left in them for the long term that has no Tax or M.O.T's. These spaces need to be checked regularly and enforcement applied to any car parked without these legal documents as car parks are classed as part of the public highway and should be controlled in the same way as all public highways.
19/00355/FUL	28 Lily Hill Road	Approval	B.T. Councillors recommend refusal for the following reasons: 1) The proposed extension is out of character in this area. 2) Councillors have concerns about the major excavation on the attached garage and removal of access slope having a negative impact on the structure of the 2 remaining garages that do not belong to this property.
19/00265/FUL	Hill House Broad Lane	Approval	No Objection
19/00057/TRTPO	10 Illingworth Grove	Refusal	B.T. Councillors have No Objection but would defer to the recommendation of the Tree Officer.
19/00309/FUL	15 Blue Coat Walk	Approval	No Objection
19/00347/T	Wickes Building Supplies	Approval	No Objection
19/00356/FUL	White Gates Brownlow Drive	Approval	B.T. Councillors recommend refusal for the following reasons: This property is already a substantial size Councillors feel any more additions to this already large property would be overdevelopment and overbearing.
19/00365/A	Panasonic UK	Part Approval, Part Refusal	B.T. Councillors recommend refusal they have concerns that the illuminated signs on both sides of the top of this building would be a distraction for the road users on the Mill Lane dual carriageway and would have a detrimental effect on the surrounding area. Councillors would prefer to see signs on the site entrance side of the building (Willoughby Road) and would suggest they are mounted on the side of the building rather than sited on the roof.
19/00383/FUL	18 Shepherds Hill	Approval	No Objection
19/00427/A	Unit 5B The Western Centre	Grant with Extra Conditions (Adverts)	No Objection
19/00142/FUL	Former St Margaret of Clitherow Catholic Church	Withdrawn	No Objection
19/00259/FUL	21 Lily Hill Road	Approval	No Objection
19/00386/FUL	73 Uffington Drive	Approval	B.T. Councillors recommend refusal on overdevelopment of this property and out of character for these properties.

BRACKNELL TOWN COUNCIL  
PLANNING COMMITTEE  
2<sup>nd</sup> July 2019

19/00405/FUL	Tryst Cottage 89 Binfield Road	Approval	No Objection
19/00418/FUL	10 Rufford Gate	Approval	No Objection
19/00083/TRTPO	Christine Ingram Gardens	Withdrawn	Observation: B.T. Councillors would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.

**1093 Application for Prior Approval**

**19/00426/PAH**

**Priestwood & Garth**

**8 Agar Crescent**

Application for prior approval for the erection of single storey rear extensions.

**Date of next meeting –23<sup>rd</sup> July 2019 at 6.30 pm**