

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
13th August 2019

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

The Meeting opened at 6.30pm and closed at 7.25pm

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’.

1130 Minutes

The minutes of the meeting held 23rd July 2019 were approved and signed by the Chairman.

1131 Declarations of Interest.

None

1132 Matters Arising not to be considered elsewhere on the agenda.

None

1133 To consider Planning Applications received 13th August 2019

19/00607/FUL Erection of two storey side and single storey rear extensions No objection.	Priestwood & Garth	12 Wilders Close
--	-------------------------------	-------------------------

19/00587/FUL Change of use from amenity land into private garden. Recommend Refusal for the following reasons: B.T. Councillors have concerns about setting a precedence regarding the loss of local amenity land therefore recommend refusal.	Crown Wood	53 Warwick
---	-------------------	-------------------

19/00626/FUL Section 73 application for the variation of condition 01 (approved plans) of planning permission 16/00494/FUL for the “Erection of 72 flats with associated basement parking (amendment to planning permission 15/01273/FUL)”. [Note for clarification: this seeks retrospective approval for (a) 6 additional balconies on the first, second, third and fourth floors on the rear (north elevation) of Westbury Mansions and (b) internal re-arrangement of 7 apartments (2 in Westbury Mansions and 4 in Dorchester Mansions) to provide an additional bedroom in each]. No objection.	Wildridings & Central	Blueprint House, Old Bracknell Lane West
---	----------------------------------	---

19/00639/FUL Section 73 application for the variation of conditions 02 (approved plans) 11 (working method statement), 15 (bird nesting) and 16 (biodiversity enhancements) of planning application 15/01035/FUL for the erection of building accommodating 193 residential apartments (use class C3) with flexible commercial use at ground level	Wildridings & Central	Amber House Market Street
--	----------------------------------	--------------------------------------

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
13th August 2019

within use classes A1 (shops), A2 (financial and professional Services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) and associated car parking, amenity space, landscaping, servicing and access following the demolition of Amber House and Northgate House. [Note for clarification: the following changes are sought: relocation of substation and bins store 1: amendment to parking layout including removal of 2 disabled car parking spaces and addition of 4 car parking spaces, minor changes to residential concierge, alteration to internal layout of residential plot 46 (on 6th floor) and re-wording of conditions 11, 15 and 16].

No objection.

19/00646/FUL	Great Hollands North	5 Dipper Lea
Conversion of loft into habitable accommodation with 3 front facing roof lights and 2 pitched roof dormer windows to rear.		
No objection.		

19/00652/FUL	Crown Wood	75 Keepers Coombe
Erection of single storey rear extension with roof lights following demolition of existing conservatory.		
No objection.		

19/00605/FUL	Priestwood & Garth	Lahinch, 10 Stoney Road
Erection of part two storey, part first floor rear extension following demolition of existing conservatory.		
No objection.		

19/00607/FUL	Priestwood & Garth	12 Wilders Close
Erection of two storey side and single storey rear extensions.		
No objection.		

19/00608/LB	Old Bracknell	Flax Bourton, Crowthorne Road
Listed building consent for the installation of 13 double glazed windows and wooden frames.		
No objection.		

19/00614/A	Wildridings & Central	Bracknell & Wokingham College
Display of two internally illuminated fascia signs.		
No objection.		

19/00125/TRTPO	Harmans Water	Land West of 1-4 Woodmere
TPO 376 – Application to prune 3 trees.		
No objection.		

19/00128/TRTPO	Harmans Water	The Brouchs, Broad Lane
TPO 1077 – Application to prune 5 trees.		
No objection.		

19/00653/FUL	Bullbrook	21 Northampton Close
Erection of two storey side extension and single storey front extension.		
Deferred to the next planning meeting on the 3 rd September 2019 to allow Councillors to gain more information.		

19/00662/FUL	Bullbrook	1 Flint Grove
Erection of first floor side and single storey rear extension.		
No objection.		

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
13th August 2019

19/00142/TRTPO

Bullbrook

10 Avon Grove

TPO 12 – Application to prune 1 tree.

Observation: B.T. Councillors would defer to the recommendation of the Tree Officer.

19/00145/TRTPO

Bullbrook

1 Rokeby Close

TPO 1320 – Application to fell 2 trees.

Observation: B.T. Councillors would defer to the recommendation of the Tree Officer.

19/00679/FUL

Great Hollands North

10 Goldcrest Road

Erection of a single storey rear extension, single storey front porch extension and outbuilding.

No objection.

19/00683/FUL

Bullbrook

Summit House, London Road

Addition of an extension to the third floor of the building (North elevation) to create 4 flats.

No objection.

19/00686/FUL

Great Hollands North

Land adjacent to former Panasonic Building A Willoughby Road

Redevelopment of vacant car park to create two buildings in Class B8 use arranged over ground and first floors with associated car parking and plant.

No objection.

19/00696/FUL

Old Bracknell

Bracknell Leisure Centre

Section 73 application for the variation of condition 3 (materials) of planning permission 19/00216/FUL for the refurbishment of existing building façade including new cladding, render and alterations to fenestration.

No objection.

19/00146/TRTPO

Priestwood & Garth

Bracknell and Wokingham College Wick Hill

TPO 1190 – Application to prune 1 tree.

Observation: B.T. Councillors would defer to the recommendation of the Tree Officer.

1134 Decision Notices

Application no	Address	BFB Decision	BTC Comments
19/00443/FUL	5 Penwood Gardens	Approval	No Objection
19/00447/FUL	20 Trevelyan	Approval	No Objection
19/00455/FUL	14 Holly Spring Lane	Approval	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.
19/00460/FUL	20 Clive Green	Approval	No Objection
19/00462/FUL	Old Coach House Wokingham Road	Approval	No Objection
19/00478/FUL	8 Wylam	Approval	No Objection
19/00487/FUL	McDonalds Wildridings Road	Withdrawn	No Objection
19/00495/A	McDonalds Wildridings Road	Withdrawn	No Objection

**BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
13th August 2019**

19/00507/FUL	Formerly Bentalls Store and Unit 14 57-67 High Street	Approval	No Objection
19/00513/A	London House, London Road	Grant with Extra Conditions (Adverts)	No Objection
17/01091/FUL	Land south of allotments gardens and east of Downshire Driving Range South Road	Refusal	Observation: Although B.T.C Councillors have no objection to the proposal of a new gym centre they do have concerns due to the fact that entry to the facility will be down South Road which is shared with the Great Hollands Recreation Ground and Easthampstead Park Cemetery and Crematorium, Councillors would like it to be taken into consideration as South Road can be very busy with regular park and cemetery traffic.
19/00416/FUL	9 Blue Coat Walk	Approval	B T.C Recommend refusal for the following reasons: 1. Overdevelopment of this size 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 problems in this Cul-de Sac.
19/00435/FUL	Glenmore, Old Bracknell Lane West	Approval	No Objection
19/00092/TRTPO	20 Dundas Close	Refusal	Observation: B.T. Councillors have No Objection but would defer to the recommendation of the Tree Officer.
19/00505/FUL	6 Milton Close	Approval	No Objection
19/00512/FUL	22 Spinner Green	Approval	No Objection
19/00540/FUL	11 Cottessmore	Approval	No Objection
19/00545/FUL	45 Tawfield	Approval	No Objection
19/00551/FUL	The Atrium Broad Lane	Approval	No Objection
19/00593/FUL	28 Sparrowhawk Way	Approval	Observation: B.T. Councillors have No Objection but would defer to the recommendation of the Tree Officer.
19/00121/TRCA	Land adjacent (north east) of 18 Rectory Lane	Approval	Observation: B.T. Councillors have No Objection but would defer to the recommendation of the Tree Officer.
18/01205/FUL	Cherbury Close	Approval	No Objection
19/00468/FUL	46 Lily Hill Road	Withdrawn	No Objection
19/00528/FUL	26 Littledale Close	Approval	No Objection
19/00601/FUL	10 Rufford Gate	Approval	No Objection
19/00605/FUL	Lahinch 10 Stoney Road	Approval	No Objection

1135 Applications for Prior Approval

19/00668/PAH **Priestwood & Garth** **72 Shepherds Lane**
Application for prior approval for the erection of single storey rear extension.

19/00710/PAH **Wildridings & Central** **46 Saffron Road**
Application for prior approval for the erection of single storey rear extension.

BRACKNELL TOWN COUNCIL
PLANNING COMMITTEE
13th August 2019

1136 Tree Preservation Orders;

Notice of Tree preservation 1316 – Land at Kennel Lane, Bracknell – 2019

Notice of Tree preservation 1319 – Land South of Allotment Gardens & East of Downshire Driving Range, South Road, Bracknell RG40 3DN – 2019

Notice of Tree preservation 1320 – Land adjoining 1 Rokeby Close, Bracknell RG12 2NA – 2019

Confirmation of Tree Preservation Order 1306 – Land at Wayland Close, Bracknell – 2019

Confirmation of Tree Preservation Order 1311 – Land at Braemore, Broad Lane, Bracknell – 2019

Confirmation of Tree Preservation Order 1313 – Land at Dolphin Nursery, Wokingham Road, Bracknell - 2019

Date of next meeting –3rd September 2019 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 days. 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..