

Bracknell Town Council  
Planning Committee  
5<sup>th</sup> November 2019

Present: Chairman: Cllr: Alvin Finch

Cllrs: Mike Gibson, Roger Meakes, Dai Roberts, Michael Titheridge

Apologies: Cllrs, Paul Bidwell, Paul Byron, Ian Kirke,

In Attendance: Debbie Dann (BTC)

**The Meeting opened at 6.30pm and closed at 7.15pm**

*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'.*

**1216 Minutes**

The minutes of the meeting held 15<sup>th</sup> October 2019 were approved and signed by the Chairman.

**1217 Declarations of Interest.**

None

**1218 Matters Arising not to be considered elsewhere on the agenda.**

None

**1219 To consider Planning Applications received 5<sup>th</sup> November 2019.**

**19/00785/FUL**

**Bullbrook**

**The Braccans London Road**

Section 73 application for the variation to condition 2 (approved plans) to planning permission 18/00357/FUL for the addition of two storeys to accommodate 14 apartments, following demolition of existing roof. (Note for clarification: this application seeks amendments to bin and cycle storage).

**No objection.**

**19/00870/A**

**Old Bracknell**

**Bracknell Leisure Centre**

Display of internally illuminated fascia signs.

**No objection.**

**19/00861/FUL**

**Wildridings & Central**

**Alston House Market Street**

Section 73 application to vary condition 10 (approved uses) of planning permission 18/00210/FUL for the erection of 4 storey building comprising 10 self-contained units for shop (Class A1), financial and professional services (Class A2), restaurant and café (Class A3), hot food takeaway (Class A5), night club (sui generis) and D1 (non-residential institutions) use (1148 sq. m) at ground and first floor level with 12 two bedroom apartments on the second and third floors, with associated car parking, bin storage and landscaping. [Note for clarification: this application is to vary condition 10 to provide for A1, A2, D1, D2 and B1 (a) uses at first floor level and these uses, plus A3 and A5, at ground floor level].

**No objection.**

**19/00191/TRTPO**

**Bullbrook**

**3 Goughs Lane**

TPO 12 – Application to prune 1 tree and fell 1 tree.

**Defer to the recommendation and experience of the Tree Officer.**

**19/00873/FUL**

**Wildridings & Central**

**Royal British Legion**

Change of use to retail (A1 use class) with associated changes to fenestration at ground floor level.

**No objection.**

- |   |                                  |  |
|---|----------------------------------|--|
| <b>19/00876/FUL</b>   | <b>Great Hollands North</b>      | <b>Jennets Park Church of England Primary School</b> |
| Proposed erection of 50sq. m detached, timber-framed flat roofed building for D1 educational use on school site.<br><b>No objection.</b>  |                                  |  |
| <b>19/00878/3</b>   | <b>Great Hollands North</b>      | <b>Great Hollands Primary School</b>                 |
| Section 73 application to remove condition 04 (off site highway works) of planning permission 15/00844/3 for the “Proposed extensions to increase the capacity of the school by 180 pupils following demolition of central covered walkway. Provision of additional car parking and relocation of hard play areas”.<br><b>No objection.</b> |                                  |  |
| <b>19/00203/TRTPO</b>   | <b>Bullbrook</b>                 | <b>38 Lily Hill Road</b>                             |
| TPO 444 – Application to prune 1 tree.<br><b>Defer to the recommendation and experience of the Tree Officer.</b>  |                                  |  |
| <b>19/00173/TRTPO</b>   | <b>Wildridings &amp; Central</b> | <b>The Old Manor</b>                                 |
| TPO 44 – Application to prune 1 tree.<br><b>Defer to the recommendation and experience of the Tree Officer.</b>   |                                  |  |
| <b>19/008401/FUL</b>  | <b>Crown Wood</b>                | <b>11 Garswood</b>                                   |
| Erection of single storey front extension.<br><b>No objection.</b>  |                                  |  |
| <b>19/00899/FUL</b>   | <b>Harmans Water</b>             | <b>Brendon Lodge<br/>11 Harmans Water Road</b>       |
| Erection of single storey rear and side extension with roof lantern following demolition of existing conservatory and chimney.<br><b>No objection.</b>  |                                  |  |
| <b>19/00889/FUL</b>   | <b>Priestwood &amp; Garth</b>    | <b>Old Coach House<br/>Wokingham Road</b>            |
| Erection of 2 detached single storey outbuildings forming art room with roof lights and utility, following demolition of existing greenhouse.<br><b>No objection.</b>   |                                  |  |
| <b>19/00918/FUL</b>   | <b>Wildridings &amp; Central</b> | <b>24 High Street</b>                                |
| Change of use from sui generis (money shop) to sui generis (nail bar).<br><b>No objection.</b>  |                                  |  |
| <b>19/00824/FUL</b>   | <b>Harmans Water</b>             | <b>Street Record<br/>Thornhill</b>                   |
| Various alterations to blocks 1-7, 10-15 and 16-27 including replacement of existing timber cladding with fibre cement alternative, changes to porch and meter house roofs and entrance stairwells, replacement of existing balconies with Juliette Balconies, erection of attached bin enclosures.<br><b>No objection.</b>                 |                                  |  |

**19/00825/FUL**

**Harmans Water**

**Street Record  
Woodmere**

Various alterations to blocks 23-28 and 29-46 including replacement of existing timber cladding with fibre cement alternative, changes to porch and meter house roofs and entrance stairwells, replacement of existing balconies with Juliette Balconies, erection of attached bin enclosures and erection of new rear porch following demolition of existing.

**No objection.**

**19/00877/FUL**

**Great Hollands South**

**21 Southwold**

Erection of single storey rear and side extension with roof lantern and conversion of garage to habitable accommodation following demolition of existing conservatory.

**No objection.**

**19/00893/FUL**

**Priestwood & Garth**

**108 Wilwood Road**

Erection of two storey rear extension following demolition of existing conservatory.

**No objection.**

**19/00900/FUL**

**Harmans Water**

**Brackworth  
Broad Lane**

Section 73 application to vary condition 2 (approved plans) of planning permission 16/00230/FUL for the "erection of 6 x 2 bedroom and 2 x 1 bedroom dwelling units with associated parking, cycle shed, amenity space and bin storage following demolition of existing dwelling (amendment to planning permission reference 15/00855/FUL)" (for clarification: addition of two additional residential units, installation of dormer windows, increase in size of bin/cycle store)

**Councillors recommend refusal for the following reasons:**

- 1. Overdevelopment stretching the use of this small Cul-De-Sac.**
- 2. Parking is already congested with the entrance on a busy road constantly used by parents as a drop-off/pick up point for pupils of the local senior school.**

**19/00906/FUL**

**Hanworth**

**40 Quintilis**

Erection of first floor side extension over existing garage plus partial garage conversion.

**No objection.**

**19/00907/FUL**

**Great Hollands North**

**11 Kingfisher  
Chase**

Erection of single storey rear extension

**No objection.**

**19/00909/FUL**

**Bullbrook**

**25 Sycamore Rise**

Erection of single storey rear extension

**No objection.**

**19/00914/A**

**Crown Wood**

**The Crown Wood  
Opladen Way**

Display of 1 No. externally illuminated fascia sign, 3 No. non illuminated fascia signs and 3 No. externally illuminated free standing signs.

**No objection.**

**19/00937/FUL**

**Harmans Water**

**81 Uffington**

Erection of single storey front and rear extensions (resubmission of 19/00730/FUL)

**No objection.**

19/00942/3

Wildridings & Central

Land at Old Bracknell  
 Close

Erection of acoustic fence ranging from 2 metres to 3 metres in height  
**No objection.**

**1220 Decision Notices**

Application no	Address	BFB Decision	BTC Comments
19/00331/FUL	Park Cottage Old Wokingham Road	Approval	No Objection
19/00587/FUL	53 Warwick	Approval	B.T. Councillors recommend refusal, Councillors have concerns about setting a precedence regarding the loss of local amenity land therefore recommend refusal.
19/00639/FUL	Amber House Market Street	Approved and Legal Agreement Signed	No Objection
19/00526/FUL	Worldwide House Milbanke Way	Approval	No Objection
19/00676/FUL	79 Ullswater	Approval	B.T. Councillors recommend refusal for the following reasons: 1) Overdevelopment of this property. 2) This area already suffers from extreme parking congestion, adding extra rooms would exceed the parking standards for this area.
19/00761/FUL	64 Tawfield	Approval	No Objection
19/00815/FUL	28 Sparrowhawk Way	Approval	No Objection
19/00185/TRTPO	Land Adj to 60-83 Fleming Place	Approval	B.T. Councillors Defer to the recommendation and experience of the Tree Officer.

**1221 Applications for Prior Approval**

19/00912/PAH

Great Hollands North

24 The Robins

Prior approval application for the erection of single storey rear/side extension.

**1222 Bracknell Forest Local Plan (2019-2036)**

**Public consultation – Friday 25<sup>th</sup> October until Friday 6<sup>th</sup> December 2019**

**All the documents and other technical report can be viewed at**

[www.bracknell-forest.gov.uk/draftlocalplanconsultation](http://www.bracknell-forest.gov.uk/draftlocalplanconsultation)

**Committee is requested to formulate a response**

**1223 Notice of Appeal Decision – APP/R0335/W/18/3206527 – Beaufort Park South Road Wokingham. – Allowed**

**Date of next meeting – 26<sup>th</sup> November 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 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..*