

Bracknell Town Council

Planning Meeting 21st July 2020

Attendance

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

The Meeting opened at 6.30pm and closed at 7.40pm.

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'.

1095 Minutes

The minutes of the meeting held 30th June 2020 were approved and signed by the Chairman.

1096 Declarations of Interest.

None.

1097 Matters Arising not to be considered elsewhere on the agenda.

None.

1098 To consider Planning Applications received 21st July 2020.

20/00357/FUL

Great Hollands North

4 Bilton Industrial Estate

Change of use to B8 with external modifications to building and ancillary works.

No objection.

20/00395/FUL

Priestwood & Garth

12-13 The Western Centre

Change of use application to B8, installation of 8no Air-conditioning units, external building modifications and ancillary development.

No objection.

20/00413/FUL

Priestwood & Garth

Roysonne 23 Folders Lane

Erection of two storey side extension with detached garage.

No objection.

20/00150/TRTPO

Crown Wood

20 Queens Pine

TPO 1305 - Application to prune 1 tree

Observation: B.T.C Defer to the experience and recommendation of the Tree Officer.

20/00457/FUL

Wildridings & Central

Former Bentalls 57-67 High Street

Section 73 application to vary Condition 02 (approved plans) and Condition 10 (Bull Square Public Realm) of planning permission 19/00507/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 classes 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 comprise: Extension and redesign of roof over event space; reconfiguration of Unit 3 and addition of roof terrace; changes to Units 1 and 2 including revisions to internal layout and approved external seating area and provision of additional external terrace on northern elevation; change of use of existing storage area in Ocean House to Class A3 (restaurant and cafe) with associated extension and insertion of additional fenestration in northern elevation; combination of Units 12 and 13 and infill of basement void; and associated changes to external elevations, terraces and landscaping].

Observation - B.T Councillors have 2 main concerns regarding this application that they would like to see addressed:

- 1) Disability Access: Councillors are concerned about adequate disability access being supplied the main access from the high street seems to only have lift no ramp., Councillors would be concerned that if the lifts are not working what alternative would be supplied for disabled visitors and would like to make sure the whole complex is completely disability friendly.
- 2) Night Club: Councillors would like to make sure that the licensing of the nightclub would ensure that residents who have been encouraged to buy property in the Town Centre are not disturbed at unreasonable hours by the patrons of the proposed night club.

20/00145/TRTPO

Bullbrook

8 Enborne Gardens

TPO 229 - Application to fell 12 trees

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

20/00372/FUL

Harmans Water

49 Drovers Way

Erection of two storey front extension.

Observation - Although B.T. Councillors have no objection they do have concerns regarding parking in this area.

20/00441/FUL

Old Bracknell

12 Redvers Road

Erection of part single storey, part two storey side extension

Although B.T. Councillors have no objection to this application due to the increase in size of this property Councillors would like to see a parking plan in place.

20/00448/FUL

Wildridings & Central

27 Ennerdale

Erection of two storey pitched roof front extension following demolition of existing single storey front porch

Recommend refusal for the following reasons:

- 1) These houses already suffer from a lack of parking space causing local parking congestion.
- 2) Overdevelopment of this property and out of Character with the scale of surrounding properties.
- 3) The potential noise/disturbance caused by the many tenants of an HMO being in a small residential square environment.

- 20/00451/FUL** **Harmans Water** **106 Uffington Drive**
Erection of a single storey rear extension.
No objection.
- 20/00454/FUL** **Wildridings & Central** **The Kerith Centre**
Installation of a portacabin to act as a food store for Food Bank together with a new access door to the newly created food bank area at the rear of the K2 community building hall.
No objection.
- 20/00455/FUL** **Priestwood & Garth** **The Willows, Brownlow Drive**
Erection of single storey rear and front extension following demolition of existing conservatory, conversion of garage to habitable room, re-roofing of existing house.
No objection.
- 20/00479/FUL** **Great Hollands North** **28 Wylam**
Erection of single storey rear extension and conversion of garage to habitable accommodation.
No objection.
- 20/00155/TRTPO** **Old Bracknell** **40 Harcourt Road**
TPO 1179 - Application to prune 1 tree
Observation: B.T.C Defer to the experience and recommendation of the Tree Officer.
- 20/00491/FUL** **Old Bracknell** **38 Budham Way**
Conversion of garage to habitable accommodation
No objection.
- 20/00515/RTD** **Great Hollands North** **Land at Bus Lane, Ringmead**
Proposed installation of a 17m Telecommunications Phase 8 monopole with wrap around cabin built round the base and 3no ground based equipment cabinets and associated ancillary works.
No objection.
- 20/00487/FUL** **Wildridings & Central** **1 Saffron Road**
Change of use of amenity land to residential parking area.
Observation - B.T. Councillors have No Objection to another parking space being created on our busy streets as long the land is purchased and the correct process is adhered to.
- 20/00496/FUL** **Hanworth** **35 Quintilis**
Erection of first floor rear extension and replacement of external cladding
No objection.
- 20/00468/LDC** **Bullbrook** **25 The Oaks**
Application for a certificate of lawfulness for the change of use to C4 (House of multiple occupancy)
Observation – B.T. Councillors would like to make sure due to the parking congestion in this road that an adequate parking plan is in place for this HMO property.
- 20/00484/FUL** **Crown Wood** **117 Nuthurst**
Erection of porch to front of property
No objection.

1099 Decision Notices

	Address	BFB Decision	BTC Comments
19/00900/FUL	Brackworth Broad Lane	Refusal	B.T. 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.
20/00008/FUL	5 Neuman Crescent	Approval	No objection
20/00027/3	Wooden Hill Primary School	Approval	No Objection
20/00203/FUL	9 Meadow Way	Approval	No Objection
20/00315/FUL	95 Moordale Avenue	Approval	No Objection
20/00355/FUL	17 Foresters Square	Approval	No Objection
19/00994/FUL	26 High Street	Approved and Legal Agreement Signed	No Objection
20/00326/FUL	5 Primrose Walk	Approval	No Objection
20/00332/FUL	13 Vandyke	Approval	No Objection
20/00339/FUL	13 Wayland Close	Approval	No Objection
20/00365/PAS	Crown Wood School	Prior Approval Solar Panels Not Required	Noted
20/00116/TRTPO	To the side of 118 Moordale Avenue	Approval	B.T. Councillors Defer to the experience and recommendation of the Tree Officer.
20/00059/TRTPO	Top End 28 Warfield Road	Approval	B.T. Councillors would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.
20/00244/FUL	Afton Chemical Ltd, London Road	Approval	No Objection
20/00246/FUL	62 Braybrooke Road	Approval	No Objection
20/00356/FUL	1 Princess Square	Approval	No Objection

1100 Applications for Prior Approval**20/00469/PAH****Bullbrook****47 Brownrigg Crescent**

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

NOTED**Date of next meeting –11st August 2020 at 6.00 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.