

Bracknell Town Council

Planning Meeting 1st September 2020

Attendance

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

The Meeting opened at 6.00pm and closed at 7.27pm.

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'.

Presentation by Equinox.

1126 Minutes

The minutes of the meeting held 11th August 2020 were approved and signed by the Chairman.

1127 Declarations of Interest.

None.

1128 Matters Arising not to be considered elsewhere on the agenda.

None.

1129 To consider Planning Applications received 1st September 2020.

20/00552/FUL

Priestwood & Garth

12C The Western Centre

Change of use application from B8 to Flexible B8 and Sui Generis Use (Food Preparation and Delivery service) including the exterior addition of extractor ducts, air condensers and grilles.

No objection.

20/00544/FUL

Bullbrook

36 Parkland Drive

Proposed single storey pitched roof front extension

No objection.

20/00546/FUL

Old Bracknell

10 Gainsborough

Proposed two storey side extension to existing two storey detached dwelling

No objection.

20/00558/FUL

Great Hollands South

11 Tawfield

Erection of part single part two storey rear extension plus widening of existing dropped kerb.

No objection.

20/00581/FUL **Priestwood & Garth** **Land R/O 13-15 Windlesham Road**
 Section 73 application to vary conditions: 2 (approved plans), 3 (materials), 4 (FFL details), 5 (Boundary treatments), 7 (services and lighting), 10 (hard and soft landscaping), 11 (access), 16 (Construction management), 17 (SuDS), 18 (Sustainability statement) and 19 (Energy Demand) of planning permission 20/00078/FUL for the erection of 4 No. dwellings with associated landscaping and parking. [For clarification: this is to allow for an extension to the footprint and a revised floor layout and to allow details to be agreed as required by conditions attached to 20/00078/FUL].

Recommend refusal for the following reasons:

1. The adverse impact the development would have on Queensway Public Right of Way.
2. Extra Pressure caused by the development on the Thames Basin Special Protection Area.
3. The development is contrary to saved policies in the Bracknell Forest Local Plan.
4. Changing the footprint of the original application.

20/00586/FUL **Great Hollands South** **30 Spinis**
 Proposed two storey front extension and replacement of existing flat garage roof with pitched roof.
No objection.

20/00192/TRTPO **Wildridings & Central** **20 Dundas Close**
 TPO 1289 - Application to prune 1 tree
Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer.

20/00568/FUL **Harmans Water** **27 Lowbury**
 Erection of single storey front and rear extensions.
No objection.

20/00577/FUL **Old Bracknell** **7 Glebewood**
 Erection of two storey side and single storey rear extensions following demolition of existing rear extension.
No objection.

20/00204/TRTPO **Harmans Water** **Ravello, 15 Harmans Water Road**
 TPO 587 - Application to prune 1 tree
Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer.

20/00196/TRTPO **Priestwood & Garth** **1 Lakeside**
 TPO 145 - Application to 1 prune tree
Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer.

20/00629/FUL **Priestwood & Garth** **Nordx, The Western Centre,
 Western Road**
 Change of use of land and building from B1c (industrial processes) to D2*, forming an ice rink, including erection of first floor mezzanine
 *From 1 September 2020 this will be a change of use from Class E to F.2.
No objection.

20/00207/TRTPO **Old Bracknell** **62 Balfour Crescent**
 TPO 730 - Application to prune 1 tree
Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer.

1130 Decisions

Application no	Address	BFB Decision	BTC Comments
20/00384/FUL	Brendon Lodge 11 Harmans Water Road	Approval	No Objection

20/00361/FUL	15 Swancote Green	Approval	Bracknell Town Councillors recommend refusal to the change of use from amenity land to residential land. B.T.C feel the land would be better served as parking spaces in this busy area so should be kept as Amenity land and feel it is important that these are retained.
20/00399/FUL	Pondwick House, 8 Lutterworth Close	Approval	No Objection
20/00437/FUL	57 Abbotsbury	Approval	No Objection
20/00138/TRTPO	Land adjacent to 9 Friendship Way	Approval	B.T. Councillors Defer to the experience and recommendation of the Tree Officer.
20/00441/FUL	12 Redvers Road	Approval	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.
20/00454/FUL	The Kerith Centre	Approval	No Objection
20/00457/FUL	Former Bentalls 57-67 High Street	Approval	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 ramps, 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.
19/00740/FUL	Craigholm 5A Faringdon Drive	Approval	B.T. Councillors recommend refusal for the following reasons: 1) Overdevelopment of this already large property. 2) The proposed rooms would significantly overshadow and overlook surrounding properties .
20/00247/FUL	5 Arlington Square	Withdrawn	No Objection
20/00427/3	20-21 Market Street	Approval	No Objection
20/00487/FUL	1 Saffron Road	Approval	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.
20/00140/TRTPO	Land between 12 and 13 Gainsborough	Refused	B.T. Councillors Defer to the experience and recommendation of the Tree Officer.

20/00455/FUL	The Willows Brownlow Drive	Approval	No Objection
20/00496/FUL	35 Quintilis	Approval	No Objection

**1131 Applications for Prior Approval
None**

NOTED

**1132 Tree Preservation Orders;
None**

NOTED

**1133 Appeal Decision - APP/R0335/W/19/3242745 Brian and Turner Haulage, Eastern Road, Bracknell
RG12 2UP – Dismissed**

NOTED

Date of next meeting –22nd September 2020 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..