

Bracknell Town Council

Planning Meeting 3rd November 2020

Attendance

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

The Meeting opened at 6.00pm 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'.

1182 Minutes

The minutes of the meeting held 13th October 2020 were approved and signed by the Chairman.

1183 Declarations of Interest.

Planning Clerk – Debbie Horton – Application 20/00731/FUL

Councillor Michael Titheridge – Application 20/00739/FUL

Councillor Ian Kirke – Application 20/00769/FUL

1184 Matters Arising not to be considered elsewhere on the agenda.

None.

1185 To consider Planning Applications received 3rd November 2020.

20/00731/FUL

Wildridings & Central

Unit 4A The Peel Centre

Section 73 application to vary condition 6 of planning permission 611154 to allow the sale of food from 30% of the net sales area within Unit 4a at The Peel Centre

No objection.

20/00573/FUL

Great Hollands South

Land South Of Allotment Gardens South Road

Erection of new gymnastics centre with associated car parking, cycle storage, access and landscaping

B.T. Councillors **recommend refusal:**

Bracknell Town Council have listened to the concerns of the local residents and recommends refusal of this application on that basis, and further recommends that BFC investigates with the club brown field sites or empty commercial properties to allow this important club to remain in Bracknell

Reasons for concern

- We need to protect our green space for future generations as well as ourselves
- Loss of community social space for dog walkers, ramblers, casual walkers, runners etc., family walks.
- Loss of linking green space for the wildlife – light and noise pollution
- Loss of mature trees, trees take years to mature to be able to benefit the environment

- Concerns about local flooding with the loss of so many mature trees
- Impact of increased traffic in a rural setting. The park is already busy with football, park run, park users, allotment holders and visitors to the Cemetery
- The area in question is a natural scrubland with trees and bushes and the associated wildlife including many protected species
- With more housing planned for the area, the space needs to be accessible for people's mental health.
- In an era of greater environmental awareness, regeneration, and recycling, why are established buildings with roads already in place not being looked at and change of use being considered.

The Club is an important part of Bracknell but maybe this is not the right location.

20/00727/FUL Wildridings & Central 1 Saffron Road

Erection of 2 No. timber outbuildings.

No objection.

20/00694/FUL Bullbrook 9 Ellenborough Close

Erection of part single, part two storey side and rear extensions

No objection.

20/00737/FUL Priestwood & Garth 1 Stoney Road

Erection of two storey side extension and single storey rear extension following demolition of existing side structure.

No objection.

20/00739/FUL Priestwood & Garth 31 & 33 Shepherds Lane

Hip to gable roof extensions, dormer windows, rooflights and conversion of loft for both 31 and 33 Shepherds Lane

Recommend refusal for the following reasons:

1. Extra development of these properties would make them oppressive and overbearing to surrounding houses taking into consideration the additional residential buildings already added to the garden.
2. Overlooking, this proposal would cause loss of privacy to adjacent properties.
3. Insufficient parking, this road suffers from an excess of residents and cars per property resulting in cars that should on a drive parked on the road depriving local residents of much needed spaces.

20/00762/FUL Great Hollands North 19 The Robins

Erection of single storey rear extension

No objection.

20/00264/TRTPO Wildridings & Central 16 Wyvern Close

TPO 193 - Application to prune 1 tree

Defer to the experience and recommendation of the Tree Officer.

**20/00769/FUL Great Hollands North Waitrose Sports & Social Club
Willoughby Road**

Section 73 application for the variation of condition 7 (vehicle parking spaces) of planning permission 17/00969/FUL for the reconfiguration of existing car park and creation of new vehicular access from Willoughby Road.

No objection.

20/00773/FUL Old Bracknell 17 Waterham Road

Erection of single storey rear extension.

No objection.

20/00297/TRTPO

Bullbrook

**Land On Warfield Road Outside
The Old Farm Old Farm Drive**

TPO 10 - Application to prune 1 tree

Defer to the experience and recommendation of the Tree Officer.

20/00775/FUL

Wildridings & Central

Land To Rear Of 1 The Ridgeway

Erection of 1no two bedroom bungalow

No objection.

20/00785/FUL

Hanworth

19 Russell Close

Erection of single storey rear extension following demolition of existing conservatory

No objection.

20/00787/FUL

Priestwood & Garth

Adolsteen, 23A Folders Lane

Conversion of loft into habitable accommodation with 2 No. rear facing dormer windows.

No objection.

20/00295/TRTPO

Bullbrook

Tarn Cottage 1 Cumberland Drive

TPO 67 - Application to prune 1 tree

Defer to the experience and recommendation of the Tree Officer.

1186 Decision Notices

Application no	Address	BFB Decision	BTC Comments
20/00079/FUL	19 Blackcap Lane	Approval	No Objection
20/00060/TRTPO	24 Shepherds Hill	Refusal	B.T. Councillors Defer to the experience and recommendation of the Tree Officer.
20/00422/FUL	Point Royal, Rectory Lane	Approval	No Objection
20/00423/LB	Point Royal, Rectory Lane	Approval	No Objection
20/00568/FUL	27 Lowbury	Approval	No Objection
20/00626/FUL	23 Basemoors	Approval	No Objection
20/00679/FUL	1 Membury Walk	Approval	No Objection
17/00700/FUL	Clifton House Brants Bridge	Approved and Legal Agreement Signed	Observation: Bracknell Town Council would have no objections as long as the Borough Council parking standards are adhered to in order to prevent any overflow of on street parking.
17/00768/FUL	Forth House Brants Bridge	Approved and Legal Agreement Signed	Observation: Bracknell Town Council would have no objections as long as the Borough Council parking standards are adhered to.
18/00793/FUL	Tamar House Brants Bridge	Approved and Legal Agreement Signed	Bracknell Town Councillors recommend refusal for the following reason: Councillors feel that if permission is going to be given to expand this accommodation then some social housing should be incorporated in the application to help elevate the local problem of housing shortage.

19/00375/FUL	3 Bluebell Hill	Approved and Legal Agreement Signed	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. The garages were already in the Cul-de-Sac B.T. Councillors stand by their original decision on this application.
20/00517/FUL	Morrisons, Skimped Hill	Approval	No Objection
20/00575/FUL	18 Ambassador	Approval	No Objection
20/00649/A	Clifton/Tamar and Forth House Brants Bridge Bracknell Berkshire	Grant with extra conditions (Adverts)	No Objection
20/00656/FUL	14 Oakdale	Approval	No Objection
20/00266/FUL	Sunnymead Jocks Lane	Approved and Legal Agreement Signed	Bracknell Town Councilors recommend refusal for the reasons below: 1) Overdevelopment of this site with a large property at the entrance which is out of keeping for this area and contrary to the BFC Local/Development Plan. 2) Extra Pressure on this small lane from traffic flow would have a negative impact on the surrounding countryside.
20/00413/FUL	Roysonne 23 Folders Lane	Approved	No Objection
20/00536/FUL	27 Brownrigg Crescent	Approved	No Objection
20/00674/FUL	1 Leicester	Approval	No Objection
20/00612/FUL	38 Stoney Road	Withdrawn	No Objection
20/00192/TRTPO	20 Dundas Close	Approval	B.T. Councillors Defer to the experience and recommendation of the Tree Officer
20/00619/FUL	24 Gull Lane	Approval	No Objection
20/00717/FUL	4 Oxenhope	Approval	No Objection

1187 Applications for Prior Approval - None

NOTED

1188 Tree Preservation Orders - None

NOTED

1189 Notice of Appeals: APP/R0335/X/20/3257560 – The Limes Ranelagh Drive

NOTED

Date of next meeting –24th November 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.