

# Bracknell Town Council

## Planning Meeting 6<sup>th</sup> April 2021

### Attendance

Councillors Present	Cllr: Alvin Finch from 7.15 pm Cllrs: Paul Bidwell, Mike Gibson, Ian Kirke & Michael Titheridge.
Councillors Apologies	Cllrs: Paul Byron
In Attendance	Debbie Horton (BTC)
Absent	None,
Substitutes	None
Co-Opted	Cllrs: Sanjeev Prasad

**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'.*

### 1357 Minutes

The minutes of the meeting held 16<sup>th</sup> March 2021 were approved and signed by the Chairman.

### 1358 Declarations of Interest.

None.

### 1359 Matters Arising not to be considered elsewhere on the agenda.

None.

### 1360 To consider Planning Applications received 6<sup>th</sup> April 2021.

#### 21/00139/FUL

#### Wildridings & Central

#### The Peel Centre

Section 73 application to vary condition 6 (Retail floor area) of Planning Permission 611154 (development comprising 180,000 sq. ft. retail floorspace and 40,000 sq. ft. of leisure facilities with associated access and services roads)

**No objection.**

#### 21/00182/T

#### Priestwood & Garth

#### Garth Hill College

Retention of WW1 trench in college grounds for further 5-year period following grant of temporary planning permission 17/01275/T (expires 31.07.2021).

**No objection.**

#### 21/00196/FUL

#### Old Bracknell

#### 68 Balfour Crescent

Erection of two storey front extension and single storey rear extension. Creation of off-street parking space.

**Recommend refusal** for the following reasons:

1. This two-storey extension would be completely out of character with the other properties in this area.
2. The TPO is in place for a good reason B.T.C disagrees with the removal of this tree.

**21/00202/FUL**                      **Priestwood & Garth**                      **Four Oaks, Wokingham Road**  
Roof extension with front and rear dormers, front porch, alterations to ground floor fenestration, partial garage conversion and demolition of rear extension.  
**No objection.**

**21/00045/FUL**                      **Old Bracknell**                      **55 Manston Drive**  
Change of use application for amenity land to private garden.  
**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.

**21/00160/FUL**                      **Great Hollands North**                      **10 Aysgarth**  
Use of silicon render finish on external wall insulation.  
**No objection.**

**21/00172/3**                      **Priestwood & Garth**                      **Braybrooke Recreation Ground**  
Erection of 2no re-purposed wooden structures. One, a Scout Hut for a local Scout group and the other a classroom for Bracknell Town Council.  
**Observation** - B.T. Councillors have no objection to this application if it could be agreed an inscription would be added to the Thomas Homes signs stating the buildings have been donated as a scout hut and natural classroom for teaching local children about wildlife and vegetation in the park were the signs to be retained on the outside of building.

**21/00206/FUL**                      **Great Hollands South**                      **Pinecroft, Old Wokingham Road**  
Conversion of existing stable block to a two bedroomed bungalow including erection of single storey side / rear extensions.  
**No objection.**

**21/00224/FUL**                      **Bullbrook**                      **7 Flint Grove**  
Installation of a detached pre-fabricated garden building within the rear garden to be used for **ancillary use and business use**.  
**Recommend refusal** for the following reasons:  
1. The peak times of traffic caused by this business will clash with local residents in this small Cul-de-Sac causing an extra burden on traffic for the residents.  
2. Bringing a commercial business to a small residential space is out of keeping for this quiet area.

**21/00231/FUL**                      **Great Hollands North**                      **6 Swift Fields**  
Conversion of garage into habitable accommodation and alterations to existing driveway.  
**Recommend refusal** for the following reasons:  
1. Converting the garage to a lounge will mean an extra bedroom can be incorporated on the 1st floor of the property, B.T.C recommend refusal on the grounds this house will need more parking not less losing the garage will reduce a parking space.

**21/00233/FUL**                      **Wildridings & Central**                      **Coopers Hill Youth and Community Centre**  
Demolition and comprehensive re-development (phased) to provide residential accommodation (52 Units) (Use Class C3) and ancillary works including access, car parking, cycle parking, landscaping and associated works.  
**No Objection** to this application and Councillors would like to complement the sympathetic style and thoughtful design of this application.

**21/00072/TRTPO**                      **Wildridings & Central**                      **Canterville Place Mount Lane**  
TPO 600 - Application to prune 17 trees and fell 1 tree.  
**Observation:** B.T.C would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.

**21/00074/TRTPO**                      **Priestwood & Garth**                      **Land at and adj. to 4 Burnham Grove**  
TPO 618 - Application to fell 1 tree.  
**Observation:** B.T.C would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.

**20/01072/LDC**                      **Great Hollands South**                      **Haywire Cottage, Old Wokingham Road**  
Certificate of lawfulness for use of detached outbuilding as a habitable residential annex ancillary to the main dwelling house.  
**No objection.**

**21/00097/FUL**                      **Great Hollands South**                      **29 Holbeck**  
Erection of single storey rear extension.  
**Observation:** B.T. Councillors feel from the pictures that should be a retrospective application as the work seems to have been done without permission Councillors would like permission granted prior to building also the extension is oversized and out of character.

**21/00109/FUL**                      **Priestwood & Garth**                      **12 Makepiece Road**  
Erection of 2 bedroomed house with parking, cycle storage and rear garden, following demolition of existing garages.  
**Recommend refusal** for the following reasons:  
1. Overdevelopment – This additional property will have the capability of being a 3 bedroomed house Councillors feel a 2 bedroomed house would be overdeveloping this plot.  
2. Parking congestion -on street parking is difficult in this road; houses without enough off-street parking are already parking on the bends causing lack of clear vision to oncoming traffic.  
3. Out of character – the new property will be out of character with the surrounding properties in this area.

**21/00123/FUL**                      **Great Hollands North**                      **Oakwood, Waterloo Road**  
Removal of the earth mound and use of the soil to level out the sports field.  
**Observation** - B.T. Councillors are unable to comment on this application as there are no documents to support the work

**21/00245/FUL**                      **Harmans Water**                      **Harmans Water Community Centre**  
Change of use to place of worship with community use (mixed F1 and F2 use).  
**No objection.**

**21/00250/OUT**                      **Wildridings & Central**                      **Bracknell Town Football Club,  
Larges Lane**  
Outline application including access, appearance, lay out and scale for demolition of existing dwelling and sports buildings and erection of 126 apartments with associated parking.  
**Defer to the next planning meeting 27<sup>th</sup> April 2021.**

**21/00079/TRTPO**                      **Harmans Water**                      **Craigholm, 5A Faringdon Drive**  
TPO 1163 - Application to prune 3 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.

**21/00081/TRTPO****Great Hollands South****74 Trevelyan**

TPO 656 - Application to fell 1 tree.

**Observation:** B.T.C would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.**1361 Decision Notices**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
20/00532/A	The Avenue Car Park	Grant with Extra Conditions (Adverts)	No Objection
20/00332/TR5	54 Balfour Crescent	Approval	Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer.
20/01040/FUL	101 Northcott	Approval	No Objection
21/00005/TRTPO	69 Glebewood	Refusal	As there are no documents uploaded for this application B.T Councillors were not able to make a comment
21/00036/FUL	21 Buccaneer Road	Approval	No Objection
21/00040/FUL	4 Tempest Mews	Approval	No Objection
21/00041/FUL	69 Vulcan Drive	Approval	No Objection
20/01009/FUL	11 Jaguar Lane	Approval	No Objection
20/01053/3	Keldholme	Approval	No Objection
20/01011/FUL	Calcott, Rectory Close	Approval	No Objection
20/01052/3	Rosedale Gardens	Approval	No Objection
21/00028/FUL	1 The Docks	Unconditional Approval	No Objection
21/00056/FUL	24 Whistley Close	Approval	No Objection
21/00087/FUL	76 Jameston	Approval	No Objection
20/00204/TRTPO	Ravello, 15 Harmans Water Road	Part Approval, Part Refusal	Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer.
20/00207/TRTPO	62 Balfour Crescent	Refusal	Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer
20/00342/TRTPO	5 Enborne Gardens	Refusal	Observation: B.T. Councillors would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.
21/00013/FUL	6 Bunting Lane	Approval	No Objection
21/00013/TRTPO	Land next to 13 Horewood Road	Approval	Observation: B.T. Councillors Defer to the experience and recommendation of the Tree Officer

- 1362 Applications for Prior Approval**  
**NONE** **NOTED**
- 1363 Notice of Tree Preservation Orders: Tree Preservation Order: TPO 1348**  
Land at 12 Naseby, Bracknell, RG12 7HD – 2021
- 1364 Notice of Appeals: None**
- 1365 Notice of Appeal Decisions: APP/R0335/W/20/3259197**  
Oaklands, Nine Mile Ride, Wokingham, Berkshire RG40 3DT – **ALLOWED**

**Date of next meeting –27<sup>th</sup> April 2021 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.*