

Bracknell Town Council

Information Gathering Discussion of the Planning Committee 7th December 2021

Attendance

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

The Discussion opened at 6.00pm and closed at 7.10pm.

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'.

1252 Minutes

The minutes of the meeting held 26th October 2021 were approved and signed by the Chairman.

1253 Declarations of Interest

None

1254 Matters Arising not to be considered elsewhere on the agenda.

Cllr Dai Roberts talked about Lily Hill Park.

A 30-minute Presentation by Cllr Diana Henfrey on the Bracknell Town Neighbourhood Plan.

To consider Planning Applications received 7th December 2021.

21/00953/FUL

Bullbrook

7 Timline Green

Erection of enclosed front porch plus widening of existing dropped kerb

No objection.

21/00922/FUL

Harmans Water

25 Drovers Way

Erection of a single storey rear infill extension following demolition of existing outbuilding.

No objection.

21/00266/TRTPO

Priestwood & Garth

1 Honeyhill Road

TPO 1086 - Application to prune 7 trees

No objection.

21/00766/FUL

Bullbrook

Dawn, 13 Bay Road

Retrospective application for Change of use from C4 (Small HMO) to Sui Generis (Large HMO) for 9 residents.

Recommend refusal for the following reasons:

1. Adding more habitable rooms to this already busy HMO will cause more parking issues when it already exceeds parking standards

2. Another retrospective application from this property BFC planning rules should be adhered to like all other applications.
3. The amount of rubbish and waste produced by HMO's is excessive and often spills out on to the local pathways and roads B.T Councillors would like to see this addressed prior to more tenants.

21/00911/FUL **Hanworth** **17 Oakengates**

Proposed single storey front extension and a canopy to front.

No objection.

21/00988/FUL **Wildridings & Central** **Columbia Centre,
Station Road**

Removal of existing canopy with retention of rendered facade treatment. Installation of a new 3 no. illuminated building name integrated signage and canopy. Replacement of existing coping and grill to planters, lighting, balustrade and handrails.

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

21/00992/FUL **Priestwood & Garth** **10 Woodland Crescent**

Erection of a first-floor side extension, two-storey side and rear extension, single-storey rear extension and fenestration alterations.

No objection.

21/00993/FUL **Old Bracknell** **Hilton National,
Bagshot Road**

Installation of new external plant equipment at roof level and a new fire safety sprinkler tank, following removal of existing plant.

No objection.

21/00997/FUL **Harmans Water** **1 Tempest Mews**

Erection of single storey rear extension including installation of roof lantern.

No objection.

21/00982/FUL **Bullbrook** **46 Lily Hill Road**

Proposed erection of extensions to existing dwelling following partial demolition, subdivision of plot and erection of new detached 3 bedroom house plus dropped kerbs for associated off street parking.

Observation - B.T. Councillors have no objection to this much improved application, they do have concerns on road safety as there is a high volume of on road parking outside this property Councillors would like this taken in consideration.

21/01007/FUL **Great Hollands South** **5 St. Andrews**

Proposed single storey front extension and garage conversion with new pitched roof.

No objection.

21/01019/A **Wildridings & Central** **Currys, The Peel Centre**

Display of 1no internally illuminated box sign and non-illuminated box signs.

No objection.

21/01027/FUL **Old Bracknell** **Hilton National Hotel**

Single storey extension to the Hotel to provide additional gymnasium studio space.

No objection.

1255 Decision Notices

Application no	Address	BFB Decision	BTC Comments
21/00104/REM	Beaufort Park, South Road	Approval	B.T. Councillors recommend refusal for the following reasons: <ol style="list-style-type: none"> 1. B.T.C feel the affordable housing is minimal and has not been suitably addressed Bracknell needs affordable housing. 2. The extra traffic flow caused by this development would put pressure on access in and out of a road that already suffers busy traffic flow from parks, football pitches and a cemetery. 3. 3) Councillors are concerned about strain on the local infrastructure and feel the plans that were approved on appeal should stand firm.
21/00105/FUL	Beaufort Park, South Road	Withdrawn	B.T. Councillors recommend refusal for the following reasons: <ol style="list-style-type: none"> 1) B.T.C feel the affordable housing is minimal and has not been suitably addressed Bracknell needs affordable housing. 2) The extra traffic flow caused by this development would put pressure on access in and out of a road that already suffers busy traffic flow from parks, football pitches and a cemetery. 1) 3) Councillors are concerned about strain on the local infrastructure and feel the plans that were approved on appeal should stand firm with no more variations.
21/00431/FUL	3 Wilberforce Way	Approval	B.T. Councillors recommend refusal <ol style="list-style-type: none"> 1) Road safety - the development may lead to a significant impact upon road safety, traffic, parking or access problems. 2) 2) Out of character - The scale of the development appears to be out of character with its surroundings.
21/00126/TRTPO	Quadrant Court	Approval	B.T. Councillors would rather see trees pruned where possible rather than removed but would concur with the recommendation of the Tree Officer.
21/00550/FUL	Ranelagh School Playing Fields	Unconditional Approval	No Objection
21/00716/FUL	27 Lynwood Chase	Approval	Bracknell Town Councillors recommend refusal for the following reason The design & scale of the proposed application appears to be completely out of character & style with the surrounding properties on this development.
21/00727/A	7 The Peel Centre	Grant with Extra Conditions (Adverts)	No Objection

21/00755/PAC	Lily Hill House	Prior Approval COU Granted B1- C3	B.T. Councillors have strong misgivings on this application and look forward to having input/comments as this application progresses.
21/00731/FUL	32 The Robins	Approval	No Objection
21/00809/A	Hilton National Hotel	Grant with Extra Conditions (Adverts)	No Objection
21/00849/FUL	18 Winchgrove Road	Withdrawn	B.T. councillors recommend refusal for the following reasons: 1) Creating an extra bedroom may lead to a significant impact upon road safety, traffic, parking or access problems. 2) Out of character - the design or scale of the development appears to be out of character with its surroundings. 3) Overshadowing - the development could lead to a loss of daylight for instance to habitable rooms.
21/00158/FUL	Mi-Flats, 26 High Street	Approved and Legal Agreement Signed	No Objection
21/00815/FUL	1 Arlington Square	Approval	No Objection
21/00828/FUL	Former Hilton National Hotel	Approval	No Objection
21/00639/FUL	42 South Lynn Crescent	Approval	No Objection
21/00747/FUL	5 Priory Lane	Approval	Recommend approval - B.T. Councillors would like to compliment this application on its sympathetic design and staying in keeping with the original character of these houses.
21/00756/FUL	30 Vandyke	Approval	No Objection
21/00807/FUL	65 Lily Hill Road	Approval	No Objection
21/00981/FUL	1 Ardingley	Approval	No Objection

1. Applications for Prior Approval

21/01096/PAH

Priestwood & Garth

10 Meadow Way

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

NOTED

2. Notice of Tree Preservation Orders: None

3. Notice of Appeals: Reference: APP/R0335/W/21/3280129

Appellant: Mr & Mrs Arden Site Address: 7 Flint Grove Bracknell Berkshire Proposal: Installation of a detached prefabricated garden building within the rear garden to be used for ancillary use (C3) and pre-school classes (F1) P.I. Our Reference: 21/00224/FUL

NOTED

4. Notice of Appeal Decisions: None

Footway Cycle Way South Road between Nine Mile Ride and West Road

Committee is asked to review the proposed scheme and put forward any recommendations to Full Council on 14th December (documents attached).

Comment: Councillors have some concerns so this will scheme be discussed at the next meeting and then commented on.

All decisions taken by the Clerk will be considered at the next meeting of Full Council in accordance with the delegations approved by the Council on 4th May 2021.

Date of next meeting –21st December 2021 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.