

Bracknell Town Council

Planning Committee

Jackie Burgess, Town Clerk

To: Members of the Planning Committee
Cllrs: Paul Bidwell, Paul Byron, **Alvin Finch**, Mike Gibson, Ian Kirke, Dai Roberts, Michael Titheridge.

Substitute Cllrs: Stuart Foston, Marc Brunel-Walker, Mary Temperton, Danielle Turner.

Dear Councillors,

You are required to attend this meeting of the Planning Committee on 5th July 2022 at 6.30pm in the Council Chamber at Brooke House. For decisions to be made at this meeting, Officers require the attendance of a minimum of 3 Councillors to be present in person to meet the quorum. Councillors may attend virtually, but please note that votes and attendance from virtual attendees will not count.

The meeting is open to the press and the public, either in person or virtually via MS Teams. The Teams link is below.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Yours sincerely,

Jackie Burgess

Town Clerk

Agenda

- 1. To receive apologies**
- 2. Minutes**
To approve as a correct record the minutes of the meetings held on 14th June 2022.
- 3. Declarations of Interest**
To receive declarations of interest from Councillors on items on the agenda.
To receive written requests for dispensations for disclosable pecuniary interests (if any).
To grant any requests for dispensation as appropriate
- 4. Matters Arising not to be considered elsewhere on the agenda:**
None.
- 5. To consider Planning Applications received 5th July 2022**

22/00339/FUL	Harmans Water	128 Harmans Water Road
Proposed front porch and single storey rear extension.		
22/00405/FUL	Great Hollands North	32 The Robins
Addition of 0.6m fence trellis panels on top of existing 1.83m high fence and addition of 11 0.6m fence trellis panels on top of existing fence.		
22/00412/A	Wildridings & Central	Columbia Centre, Station Road
Display of one fascia sign.		
22/00413/FUL	Hanworth	48 Qualitas
Erection of part first floor part two storey side extension and partial conversion of existing garage.		
22/00425/FUL	Priestwood & Garth	Land to rear of 29 Warfield Road and 7 Sherring Close
Erection of 3 detached self-build dwellings (Alternative to planning permission ref: 19/00023/FUL).		
22/00291/FUL	Great Hollands South	25 Staplehurst
Proposed first floor extension to create ensuite.		
22/00344/FUL	Wildridings & Central	ONE, Station Square
Installation of wall mounted condenser to rear of building with associated pipework.		
22/00422/FUL	Harmans Water	26 Nightingale Crescent
Change of use of amenity land to garden enclosed by picket fence.		
22/00424/FUL	Great Hollands South	13 Hatchgate Copse
Erection of part two storey/part first floor/part single storey side extension and front porch extension.		
22/00426/FUL	Great Hollands South	61 Tawfield
Erection of single storey side and rear extension following demolition of existing conservatory and side extension.		
22/00434/FUL	Priestwood & Garth	Dunelm, Wokingham Road
Addition of render to existing external walls of dwelling.		
22/00444/LB	Hanworth	South Hill Park, Ringmead
Listed building consent for repairs to steps leading from the terrace to the south lawn.		
22/00447/FUL	Priestwood & Garth	26 Makepiece Road
Proposed first floor side extension with internal alterations.		
22/00452/FUL	Priestwood & Garth	1 Arlington Square
Section 73 application for the variation of condition 2 (Approved Plans) of planning permission 21/00517/FUL for the erection of glazed roof over existing courtyard. [For clarity this application seeks an amendment to the roof design].		

22/00462/FUL	Priestwood & Garth	25 Anneforde Place
Erection of single storey rear extension.		
22/00116/TRTPO	Hanworth	97 Oakengates
TPO 619 – Application to prune 1 tree.		
22/00343/FUL	Old Bracknell	10A Rectory Row, Rectory Lane
Change of use application from tattoo studio (sui generis use) to bakery (Class E use) with associated flue.		
22/00440/FUL	Old Bracknell	23 Hollerith Rise
Conversion of garage to habitable room.		
22/00456/FUL	Bullbrook	1 Kenton Close
Convert existing 3 storey end terrace dwelling into two separate residential units, erection of single storey rear extension and 3 storey side extension.		
22/00475/FUL	Bullbrook	11 Scott Terrace
Removal of existing retaining walls and steps and provision of new level accessible car parking space, new retaining wall, handrail and steps to provide disabled access.		
22/00482/FUL	Old Bracknell	2 The Cardinals
Erection of a two-storey rear extension.		
22/00486/FUL	Harmans Water	36 Pankhurst Drive
Proposed part two storey part single storey rear extension.		
22/00491/FUL	Bullbrook	49 Lily Hill Road
Proposed construction of a single storey garden building.		
22/00122/TRTPO	Harmans Water	2 Cherbury Close
TPO 371 – Application to prune 1 tree.		

7. Decision Notices

Application no	Address	BFB Decision	BTC Comments
21/00094/FUL	25 Longwater Road	Approval	<p>B.T. Councillors recommend refusal:</p> <ol style="list-style-type: none"> 1) Overdevelopment, this property is already sizeable and is becoming completely out of character for this area. 2) Overshadowing the scale and size of this addition is overbearing to the neighbouring properties 3) Councillors would like to see the large side entrance put back to its original state. 4) B.T.C feel a precedent is being set with applications for this property being made retrospectively rather than adhering to the correct procedures and would like to see this corrected.

21/00508/FUL	6 Parkland Drive	Approved and Legal Agreement Signed	Bracknell Town Council recommend refusal for the same reasons as previous applications on this property set 1) Overdevelopment in a small cul-de-sac which will have a negative impact on adjacent properties (overlooking). 2) Another property would have a negative impact in a road that already suffers with parking congestion. This application does not comply with the Borough Councils parking standards so should be refused. 3) The entrance to the property would mean loss of some amenity land and we are concerned that the proximity of the tree will cause it to be irreparably damaged during the construction 1) 4) Councillors still feel any separate additional dwelling to this property will have a negative impact.
22/00016/FUL	56 Garswood	Approval	B.T. Councillors recommend refusal for the following reasons: The design and scale of this extension in such a prominent position would be completely out of character with its attached properties and surroundings causing it to conflict with Bracknell Town Neighbourhood Plan policy HO7
22/00052/FUL	1 Bursdon Way	Approval	B.T. Councillors recommend refusal for the following reasons: The design and scale of this extension in such a prominent position would be completely out of character and oppressive to the surroundings properties causing it to conflict with Bracknell Town Neighbourhood Plan policy HO7
22/00043/TRTPO	8 Dene Close	Approval	Observation: B.T. Councillors would Defer to the experience and recommendation of the Tree Officer we would ask for some limit to be in place, so the trees are not pruned too heavily.
22/00208/FUL	26 Lauradale	Approval	No Objection
22/00213/FUL	5 Horseneile Lane	Approval	No Objection
22/00261/FUL	6 Makepiece Road	Approved	No Objection
22/00289/FUL	17 Hornby Avenue	Approval	No Objection
22/00299/FUL	17 Quintilis	Approval	No Objection
22/00177/FUL	38 Eddington Road	Approval	No Objection
22/00310/FUL	28 Nightingale Crescent	Approval	No Objection

22/00084/TRTPO	Christine Ingram Gardens	Approval	Observation: B.T. Councillors would defer to the recommendation of the Tree Officer.
22/00109/FUL	19 Meadow Way	Approval	No objection.
22/00100/FUL	Golden Farmer, Reeds Hill	Approval	No objection.
22/00105/FUL	15 Windlesham Road	Approved and Legal Agreement Signed	B.T.Councillors recommend refusal for the following reasons: <ol style="list-style-type: none"> 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 and Bracknell Town Neighbourhood Plan.
22/00204/FUL	The Boot, 48 Park Road	Approval	No objection.
22/00223/FUL	2 Buttermere Gardens	Approval	No objection.
22/00228/FUL	38 Winchgrove Road	Approval	No objection.
22/00238/FUL	9 Lonmoors	Approval	B.T Councillors recommend refusal for the following reasons: <ol style="list-style-type: none"> 1) The height of the outbuilding is out of character, overbearing/oppressive to the fence line and surrounding properties. B.T Councillors would not like to set a precedent that other properties in the vicinity can follow. 1) B.T Councillors object to retrospective applications and standby our previous comments that the correct planning procedure should be adhered to by all residents /applicants, No exceptions.
22/00270/FUL	36 Oldstead	Approval	No objection.
22/00295/FUL	45 High Street	Approval	No objection.
22/00296/A	45 High Street	Grant with Extra Conditions (Adverts)	B.T Councillors have no objection to the application although they would like to suggest that the illuminated signs should be limited in brightness and times of illumination to accommodate this fact there are residents in the flats opposite.
22/00326/LB	Laboratory Cottage, Easthampstead Park School	Approval	No objection.
22/00348/FUL	30 Hawthorn Close	Approval	No objection.

22/00358/FUL	7 Higher Allam	Approval	No objection.
22/00375/FUL	5 Bluebell Hill	Approval	No objection.
22/00116/TRTPO	97 Oakengates	Approval	Observation: B.T. Councillors would defer to the recommendation of the Tree Officer.
22/00120/TRCA	7 Swancote Green	Approval	Observation: B.T. Councillors would defer to the recommendation of the Tree Officer.

1. Applications for Prior Approval

22/00480/PAH

Crown Wood

116 Helmsdale

Prior approval application for single storey rear extension.

2. Notice of Tree Preservation Orders: Tree Preservation Order: TPO 1376

Land at 7 Rosedale Gardens, Bracknell, RG12 7EY – 2022

3. Confirmation of Tree Preservation Order: None

4. Notice of Appeals: APP/R0335/D/22/3300675 Ref: 20/00295/FUL

Site Address: Park House Trinity Place Bracknell

Proposal: Erection of single storey rear extension

5. Notice of Appeal Decisions:

6. Outline Planning Application:

None

7. Bracknell Forest Council is promoting a new Traffic Regulation Order (TRO) which will contain several new waiting restriction schemes for Binfield Road, Service Yard H and High Street service road, and Merlin Way.

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 –26th July 2022 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 days. It is not practical to offer detailed advice during the meeting on whether 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.