

Bracknell Town Council

Planning Committee 5th July 2022

Attendance

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

The Discussion opened at 6.30pm and closed at 7.30pm.

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'.

Councillors would like it noted that prior to this meeting the BFC planning portal has not been available for some days, so all decisions were made with the information available at the time.

1103 Minutes

The minutes of the meeting held 28th June 2022 were approved and signed by the Chairman.

1104 Declarations of Interest

None

1105 Matters Arising not to be considered elsewhere on the agenda.

1106 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.

No objection.

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.

No objection.

22/00412/A

Wildridings & Central

Columbia Centre, Station Road

Display of one fascia sign.

No objection.

22/00413/FUL

Hanworth

48 Qualitas

Erection of part first floor part two storey side extension and partial conversion of existing garage.

Observation: B.T. Councillors have no objection to the extension of the property they are concerned there was not a parking plan on the proposed changes and would like to see that BFC parking standards for a 5-bedroom house are adhered to.

22/00116/TRTPO **Hanworth** **97 Oakengates**
TPO 619 – Application to prune 1 tree.
Observation: B.T. Councilors would defer to the recommendation of the Tree Officer.

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.
No objection.

22/00440/FUL **Old Bracknell** **23 Hollerith Rise**
Conversion of garage to habitable room.
No objection.

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.
This application has been deferred to Bracknell Town Council’s next planning meeting on 26th of July to allow time for more information regarding the changes to be obtained.

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.
No objection.

22/00482/FUL **Old Bracknell** **2 The Cardinals**
Erection of a two-storey rear extension.
No objection.

22/00486/FUL **Harmans Water** **36 Pankhurst Drive**
Proposed part two storey part single storey rear extension.
No objection.

22/00491/FUL **Bullbrook** **49 Lily Hill Road**
Proposed construction of a single storey garden building.
No objection.

22/00122/TRTPO **Harmans Water** **2 Cherbury Close**
TPO 371 – Application to prune 1 tree.
Observation: B.T. Councilors would defer to the recommendation of the Tree Officer.

1107 Decision Notices

Application no	Address	BFB Decision	BTC Comments
21/00094/FUL	25 Longwater Road	Approval	B.T. Councillors recommend refusal: 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

			<p>3) Councillors would like to see the large side entrance put back to its original state.</p> <p>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.</p>
21/00508/FUL	6 Parkland Drive	Approved and Legal Agreement Signed	<p>Bracknell Town Council recommend refusal for the same reasons as previous applications on this property set</p> <ol style="list-style-type: none"> 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	<p>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</p>
22/00052/FUL	1 Burlsdon Way	Approval	<p>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</p>
22/00043/TRTPO	8 Dene Close	Approval	<p>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.</p>
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: 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 Longmoors	Approval	B.T Councillors recommend refusal for the following reasons: 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 stand by 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.

1108 Applications for Prior Approval

22/00480/PAH

Crown Wood

116 Helmsdale

Prior approval application for single storey rear extension.

NOTED

1109 Notice of Tree Preservation Orders: Tree Preservation Order: TPO 1376

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

NOTED

1110 Confirmation of Tree Preservation Order: None

NOTED

1111 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

NOTED

1112 Notice of Appeal Decisions:

None

NOTED

1113 Outline Planning Application:

None

NOTED

1114 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. Copies given to Councillors.

NOTED

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.