

Bracknell Town Council

Planning Committee 6th September 2022

Attendance

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

The Discussion opened at 6.30pm and closed at 7.15pm.

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'.

1137 Minutes

The minutes of the meeting held on 16th August 2022 were approved and signed by the Chairman.

1138 Declarations of Interest

None

1139 Matters Arising not to be considered elsewhere on the agenda.

1140 To consider Planning Applications received 6th September 2022

22/00580/FUL

Great Hollands North

69 Appledore

Proposed erection of single storey rear extension and change of use of amenity and to provide car parking and access to property.

Bracknell Town Councillors recommend refusal this street already suffers from severe congested parking, allowing this amenity land to be used for one specific person's parking will impact other residents by removing a space that is desperately needed. If amenity land is to be used to supply more parking. Bracknell Town Council would like to see more spaces provided for all residents in this street.

22/00598/FUL

Priestwood & Garth

20 Anneforde Place

Proposed erection of a two-storey extension to existing end of terrace property, and the proposed erection of one 3 bed roomed dwellinghouse following the demolition of an existing joining garage to provide an open parking space.

Bracknell Town Councillors recommend refusal for the following reasons:

1. Parking, road safety and access problems
 - a) This property can only supply one parking space for this property which falls way below the BFC parking standard of 2 spaces per property for new builds. This street already suffers from parking congestion particularly on this bend where properties have no access to provide driveways.
 - b) There is no direct vehicle access to the site so any demolition or building materials will be taken via the half garage space at the rear of the property causing complete disruption and

blocking vehicle access to residents' garages. The local allotments also share vehicle access through the garage block, they are in constant use in all seasons this would also block entry to the allotment's car parking area.

Alternatively, this already busy street will be blocked preventing residents parking or approaching their properties, either solution impacts on road safety.

B.T. Councillors would like to see a Highways consultation on this application.

2. Overbearing in scale BTNP policy HO5 Infill development of private gardens supports the preservation of green space between developments to provide wildlife connectivity.
3. This new build conflicts with BTNP policy HO6 requiring best practice energy efficiency and generation.
4. B.T.C completely support neighbouring residents' objections and comments.

22/00617/FUL

Wildridings & Central

40 High Street

Proposed location of louvred grilles and 4 air condenser units to rear together with shopfront alterations.

Although B.T Councillors have No Objection to this application they would like Bracknell Forest Council Environmental Health to ensure that the food grilles and air condenser units have no odours or noise that would have a negative or detrimental effect on the residents living above the shops.

22/00618/A

Wildridings & Central

40 High Street

Application for internally illuminated fascia sign (lettering only) and projecting sign.

No Objection.

22/00545/3

Great Hollands North

**Jennett's Park Community
Centre**

Installation of four public art works within the Jennett's Park development. 2 art works at Peacock Meadow and 2 at Fulmar Square and Jennett's Hill open space.

No Objection.

22/00625/3

Old Bracknell

Haversham Drive

Application to convert grass amenity areas to 7 new parking bays and alterations to existing parking area.

No Objection.

22/00654/FUL

Wildridings & Central

2 Spinner Green

Proposed erection of single storey rear extension and alterations, including creation of side access to back garden.

No Objection.

22/00668/FUL

Great Hollands North

16 Redstart Croft

Proposed erection of single storey rear extension.

No Objection.

22/00671/OUT

Priestwood & Garth

Qatamon, Pollardrow Avenue

Outline application (with all matters reserved) for redevelopment of the site for up to three dwellings (Class C3) following demolition of existing dwelling and outbuildings.

B.T. Councillors recommend refusal for the following reasons:

1. Overbearing - the scale of the proposed development will be oppressive and out of character with the rest of the properties in this small lane consisting of 4 more bungalows.
2. Principal & Road Safety - B.T.C feel this lane would be more suited to a single dwelling in keeping with the size and capacity for traffic in this more rural end of the lane.

22/00675/FUL **Priestwood & Garth** **95 Shepherds Lane**
Proposed erection of front porch.
No Objection.

22/00676/FUL **Priestwood & Garth** **29 Priestwood Avenue**
Proposed erection of two storey side and two storey rear extension following demolition of existing store.
B.T. Councillors recommend refusal for the following reason:
Overbearing - The proposed extension would change the street scene and character by infilling the separation space left between these properties.

22/00163/TRTPO **Hanworth** **123 Oakengates**
TPO 619 – Application to fell 1 tree.
Observation: B.T. Councillors would rather see trees pruned/ maintained to keep the green spaces flourishing where possible but would concur with the recommendation of the Tree Officer.

22/00166/TRTPO **Priestwood & Garth** **43 Meadow Way**
TPO 1298 – Application to prune 3 trees.
Observation: B.T C defer to the experience of the Tree Officer

22/00635/FUL **Harmans Water** **Aston Grange, Ralphs Ride**
Proposed installation of ramped access to ground floor flat.
No Objection.

22/00636/FUL **Great Hollands South** **Wooden Hill Primary School, Staplehurst**

Erection of outdoor tree house to be used as a library.
No Objection.

22/00673/LB **Old Bracknell** **Point Royal, Rectory Lane**
Listed building consent for installation of netting to prevent the nesting and roosting of pigeons to the external balconies/walkway on all 17 floors at Point Royal.
No Objection.

22/00677/FUL **Harmans Water** **12 Whistley Close**
Proposed erection of 2 storey side extension and single storey front extension following demolition of existing garage. Addition of new grey timber effect boarding to existing and new front elevations at first floor level.
B.T. Councillors recommend refusal for the following reason:
The proposed extension would be out of character with the surrounding properties changing the streetscape in this Cul-de-Sac.

22/00682/FUL **Bullbrook** **8 Waldron Hill**
Proposed improvements/repairs to existing extension to North of original house to include a new roof and raising of brickwork.
No Objection.

22/00691/FUL **Great Hollands North** **Daley Rowney, Peacock Lane**

Proposed extension of loading bays, installation of 2 dock levellers, new covered link, replacement of existing cladding to covered link (resubmission of planning application 19/00580/FUL).
No Objection.

1141 Decision Notices**Noted**

Application no	Address	BFB Decision	BTC Comments
22/00511/FUL	Rosevine, Falcon Way	Approval	No Objection
20/00491/FUL	38 Budham Way	Approval	No Objection
22/00044/FUL	1A The Square	Approval	No Objection
22/00324/FUL	90 Wilwood Road	Approval	Although B.T. Councillors have no objection they would suggest the party wall agreement mentioned in the objection comment is addressed before this application proceeds.
22/00424/FUL	13 Hatchgate Copse	Approval	No Objection
22/00447/FUL	26 Makepiece Road	Approval	No Objection
22/00529/FUL	22 Quintilis	Approval	No Objection
22/00413/FUL	48 Qualitas	Approval	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.
22/00488/FUL	36 Garswood	Approval	No Objection
22/00482/FUL	2 The Cardinals	Approval	No Objection
22/00555/FUL	54 Redvers Road	Approval	No Objection
22/00575/FUL	30 Redditch	Approval	No Objection
22/00148/TRCA	13 Swancote Green	Approval	No Objection

1142 Applications for Prior Approval:**22/00679/PAH****Old Bracknell****85 Pond Moor Road**

Prior approval application for 4.5m rear extension with flat roof following demolition of conservatory.

Noted**1143 Notice of Tree Preservation Orders: None****Noted****1144 Confirmation of Tree Preservation Order: None****Noted****1145 Notice of Appeals: None****Noted****1146 Notice of Appeal Decisions: None****Noted****1147 Outline Planning Application: None****Noted**

Date of next meeting –27th September 2022 at 6.30 pm - Noted

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.