Minutes Planning

Planning



Date 04/04/2023 Time 18:30 – 20.00

Location Council Chamber Brooke House Present Chairman: Cllr Alvin Finch

Cllr Mike Gibson, Cllr Dai Roberts

Apologies Cllr Ian Kirke, Cllr Paul Bidwell, Cllr Michael Titheridge, Cllr Paul Byron

Clerk Debbie Horton

P37/2023 Attendance

To receive apologies - Cllrs Kirke, Bidwell, Titheridge and Byron

P38/2023 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

None

P39/2023 Minutes

To approve as a correct record the minutes of the last meeting.

The minutes of the meeting held on the 14^{th of} March 2023 were approved as a correct record.

P40/2023 Matters Arising

To discuss any matters arising not discussed elsewhere on the agenda.

None

P41/2023 Presentation to the Planning Committee by Bracknell Football Club

P42/2023 To consider Planning Applications received.

23/00072/3 Great Hollands South Wooden Hill Primary School,
Staplehurst

Enlargement of existing car park to provide an additional 14 car parking spaces.

Although B.T Councillors have No Objection they do have concerns on pedestrian safety and ask this is taken into consideration.

23/00112/FUL Great Hollands North 69 Appledore

Proposed erection of single storey rear extension, ramp access to property and creation of parking space with dropped kerb, including change of use of amenity land to provide vehicular access to rear.

Bracknell Town Councillors recommend refusal:

- 1- The loss of amenity land sets a precedent for other similar proposals which cumulatively would have an adverse effect on this locality.
- 2- Any amenity land used for parking should benefit all residents.
- 3- Pedestrian safety would be compromised.

23/00115/FUL Harmans Water 64 Calfridus Way

Change of use from public amenity land to residential garden.

Bracknell Town Councillors recommend refusal:

The loss of amenity land sets a precedent for other similar proposals which cumulatively would have an adverse effect on this locality.

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23/00120/FUL Priestwood & Garth 27 Fernhill Close

Proposed single storey front and rear extensions. **No Objection.**

23/00130/FUL Wildridings & Central 6 – 10 High Street, Bracknell

Demolition of existing one and two storey buildings and erection of part 8, part 7 storey above ground level plus basement building in mixed use with Class E commercial ground floor and first floors and 39 flats above (made up of 21 one bed flats and 18 two bed flats) with associated landscaping, bicycle storage, parking and bin storage.

Bracknell Town Councillors recommend refusal:

Although Councilors appreciate the reduction in height and the quantity of flats,

- 1- The parking for the other residential flats in the High Street is already oversubscribe and residents struggle to get spaces and are often blocked in by vehicles using the service yard and the room for waste disposal such as bin lorries is extremely difficult.
- 2- There is also pedestrian access which give huge safety concerns on the volume of traffic expected to use this access.

23/00140/FUL Harmans Water 12 Vickers Row

Proposed loft conversion with triangular gable feature windows; plus raised windowsills to kitchen. **B.T.C have No Objection subject to parking constraints.**

23/00043/TRTPO Priestwood & Garth Land to the Rear of 35 Grange Rd
TPO 1247 – Application to prune trees.

B.T.C have No Objection to pruning trees so defer to the experience of the tree officer.

23/00117/FUL Wildridings & Central Amber House, Market Street
Section 73 application to vary conditions 09 (Cycle Parking), 19 (Car Park Management) and 20
(Refuse Storage) of planning permission 19/00639/FUL which itself was a S73 to vary planning
permission 15/01035/FUL for the erection of building accommodating 193no. residential apartments
(Use class C3) with flexible commercial use at ground level within use classes A1 (shops), A2
(financial and professional services), A3 (restaurants and cafes), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) and associated car parking, amenity space, landscaping, servicing and access following the demolition of Amber House and Northgate House. (For Clarification: this application seeks (1) a reduction in number of car parking spaces (2) a change in the position to the cycle stores (3) a change to the car parking barrier to security gates and (4) a change in location to refuse store.

Bracknell Town Councillors recommend refusal:

- 1. 1-Reduction of any parking spaces should not be acceptable when the Town Centre suffers from a lack of parking spaces for the amount of residential properties.
- 2. 2-Councillors are disappointed that several changes are applied for after the application has been approved. B.T.C would like to see the original approved plans adhered to.

23/00150/FUL Bullbrook 22 Lynwood Chase

Proposed part single storey and part two storey rear extension, following demolition of the existing conservatory.

No Objection.

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23/00143/A

Great Hollands South

The Evergreens Site, South Road, Wokingham

Advertisement consent for the display of 1 monolith sign, 6 small monoliths, 1 landscape sign plus 6 static flags in association with The Evergreens site.

Bracknell Town Councillors strongly recommend refusal:

- 1. 1-The size of the monolith advertising board on the corner of South Road & Beaufort Park (photo 2) is excessive in size and on this busy road leading to the cemetery and park will severely compromise road safety by restricting car and pedestrian vision.
- 2. 2-The 6x monolith signs (photo 1) in Beaufort Park Road are excessive in number and should be reduced in number.

3-The static flags (photo 1) are again excessive in number and should be reduced, Councillors main concern is due to the height of the flag poles they will be noticeable from the Easthampstead Park Cemetery grounds, Councillors are concerned that this is disrespectful to grieving families and visiting mourners, they should be reduced in height, so they are hidden by the large hedgerow lining Beaufort Park Road.

23/00148/FUL

Old Bracknell

59 South Lynn Crescent

Change of use from amenity land to hard standing.

Bracknell Town Councillors recommend refusal:

- 1. 1-Obstruction to surrounding properties and concerns for the safety of Pedestrians.
- 2. 2-The loss of amenity land sets a precedent for other similar proposals which cumulatively would have an adverse effect on this locality.

P43/2023 Decision Notices

Application no	Address	BFB Decision	BTC Comments
21/00701/FUL	Bracknell Beeches, Old Bracknell Lane West	Approved and Legal Agreement Signed	No Objection
22/00991/FUL	Five Guys, 20 Braccan Walk	Approval	No Objection
22/00992/A	Five Guys, 20 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
23/00025/FUL	21 Spring Meadow	Approval	No Objection
23/00014/TRTPO	2 Poneys Close, Broad Lane	Approval	B.T.C. defers to the experience of the tree officer
22/01027/FUL	98 Harmans Water Road	Approval	No Objection
21/00674/FUL	Chussex, Crowthorne Road	Refusal	No Objection

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22/00571/FUL	6 Wilberforce Way	Approval	B.T Councillors recommend refusal for the following reason: The BFC parking standards cannot be met for this property, in a street that already suffers from parking congestion. Councillors would like to see a highways consultation and recommend refusal until a suitable parking plan is submitted
22/00594/FUL	Willow House, Ranelagh Drive	Withdrawn	No Objection
22/00877/A	The Grand Exchange, Market Street	Grant with Extra Conditions (Adverts)	No Objection

P44/2023 Applications for Prior Approval

23/00188/PAH Bullbrook 17 Basemoors

Noted

P45/2023 Notice of Proposed upgrade of the existing base station site adjacent to Crowthorne Road, Great Hollands, RG12 7YY

Noted

P55/2023 Notice of Pre-Planning Consultation Cornerstone 13168123.

Councillors Noted the Pre-Consultation paperwork.

P46/2023 - Date of the next meeting

Tuesday 2nd May at 6.30pm in the Council Chamber. **Noted**

Signed: Alvin Finch

Date: 02.05.23

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