



Date **2023-05-23**
Time **18:30 - 19:30**
Location
Present ***Debbie Horton***

Planning

Planning

bracknelltowncouncil.gov.uk

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1 - Attendance

1. To receive apologies
2. Substitution
3. Co-options

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2 - 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

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3 - Minutes

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

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4 - Matters Arising

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

5 - To consider Planning Applications received

Attachments

[23.05.2023.docx](#)

23.05.2023

5 - To consider Planning Applications received

Last modified: 2023-05-16

23/00229/FUL	Old Bracknell	10 Redvers Road	Change of use of amenity land to form additional parking space with extended dropped kerb and erection of single storey side extension.
23/00237/FUL	Great Hollands North	Land fronting Waitrose, Doncastle Road	Proposed development of a Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound and associated development.
23/00246/FUL	Bullbrook	Tree Tops, 3 Cumberland Drive	Proposed erection of two storey rear extension and single storey rear extension to existing garage.
23/00252/FUL	Bullbrook	10 Nelson Close	Proposed erection of single storey rear and front extensions plus first floor side extension.
23/00259/FUL	Wildridings & Central	21 High Street	Change from existing sui generis use to Class E with installation of new shop front.
23/00260/A	Wildridings & Central	21 High Street	Display of 1 internally illuminated fascia sign, 1 internally illuminated projecting sign plus vinyl lettering to shop front.
23/00266/FUL	Great Hollands North	Unit 4 Segro Park, Lovelace Road	Proposed external site alterations comprising of a new maintenance shed and welfare unit.
23/00080/TRTPO	Old Bracknell	65 Pond Moor Road	TPO 1045 – Application to prune 1 tree.
23/00206/T	Wildridings & Central	Coopers Hill Youth and Community Centre, Crowthorne Road North	Temporary change of use for changing a residential unit (Plot 7) into the Coopers Hill Sales and Marketing Suite (Class E).
23/00287/FUL	Bullbrook	7 Badgers Way	Proposed single storey rear extension with Ultraframe 380 replica roof tiling system.
23/00089/TRTPO	Harmans Water	Land at Rowley Close	TPO 1077 – Application to prune 1 tree.
23/00090/TRTPO	Harmans Water	Wayland Close	TPO 1306 – Application to prune 2 trees.

6 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
22/00839/FUL	Oak Tree House, 1 Glebewood	Approval	No Objection
22/00923/FUL	4 Burnham Grove	Approval	No Objection
23/00036/FUL	12 Flint Grove	Approval	B.T.C recommend refusal, the parking plan shows space for 3 cars, this area is not large enough for 3 cars so cannot meet BFC parking standards.
23/00115/FUL	64 Calfridus Way	Approval	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.
23/00120/FUL	27 Fernhill Close	Approval	No Objection
23/00036/TRTPO	15 Martins Lane	Approval	Observation: B.T. Councillors would concur with the experience of the tree officer.
23/00140/FUL	12 Vickers Row	Approval	B.T.C have No Objection subject to parking constraints.
23/00148/FUL	59 South Lynn Crescent	Unconditional Approval	Bracknell Town Councillors recommend refusal: 1- Obstruction to surrounding properties and concerns for the

			safety of Pedestrians. 2- The loss of amenity land sets a precedent for other similar proposals which cumulatively would have an adverse effect on this locality.
23/00150/FUL	22 Lynwood Crescent	Approval	No Objection
23/00188/PAH	17 Basemoors	Prior Approval HH Not Required	No Comment until an application is submitted.
22/00751/FUL	Queens Wood, Easthampstead Park	Approval	No Objection
23/00072/3	Wooden Hill Primary School	Approval	Observation: Although B.T Councillors have No Objection they do have concerns on pedestrian safety and ask this is taken into consideration.
23/00099/FUL	61 Ashbourne	Refusal	No Objection
23/00043/TRTPO	Land to the rear of 35 Grange Road	Approval	Observation: B.T.C have No Objection to pruning trees so defer to the experience of the tree officer.
23/00179/FUL	97 Staplehurst	Approval	B.T. Councillors Recommend refusal as no information was available on this application.

7 - Application for street trading consent

Please see the details below and the attached site plan. For your reference, the Council's standard conditions and policy for determination of street trading applications are attached.

Proposed location	Crowthorne Road North
Current Days and Hours	Sunday to Thursday 16:30 to 00:00 and Friday to Saturday 16:30 to 02:00
Proposed Days and Hours	Sunday to Thursday 05:30 to 00:00 and Friday to Saturday 05:30 to 02:00
Products	Hot and cold food including Turkish kebabs, burgers, chips and drinks
Vehicle	Citroen PH59 AHD

If you have any comments in respect of this application, please provide them by 8th June 2023

If objections are received, the application may proceed to a panel of the Council's Licensing Committee for determination; those who have made representations can attend such a meeting to raise their concerns.

Attachments

[B and B Location Plan.png](#)

[policy-for-determination-of-street-trading-consents-oct-2018.pdf](#)

[policy-for-determination-of-street-trading-consents-oct-2018](#)

7 - Application for street trading consent

Last modified: 2023-05-12

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8 - Date of the next meeting

13th June 2023 at 6.30pm in the Council Chamber.

**BRACKNELL FOREST COUNCIL
POLICY FOR DETERMINATION OF STREET TRADING CONSENTS**

1. Guiding Principle

- 1.1 Street Trading Consents are a means of enabling street trading to take place on or near a highway where it is appropriate to do so.
- 1.2 In determining appropriateness, officers are to have due regard to, in particular (but not at the exclusion of others), the following either individually or collectively:
- (i) the likely impact on the existing highway users either as a result of the use of the road by the trader or by the trader's customers
 - (ii) the location relative to any residents or businesses likely to be affected by the use of the site
 - (iii) the nature of the trade
 - (iv) the trading times
 - (v) appearance
 - (vi) impact upon street scene
- 1.3 Clearly there can be a location "suitable" for use at night but not during the day for example. Some traders are by their nature more likely to give rise to odours than others. Sites close to residential or office blocks are more likely to be sensitive sites because of the visual and potential nuisance impact.
- 1.4 In order to avoid any one trader developing a monopoly, the maximum number of Consents that a trader or business shall be able to use at any one time in the Borough of Bracknell Forest shall be three.

2. Officer Role

- 2.1 When considering new or variation applications, the role of the licensing officer is to make an initial assessment of the potential suitability of the site, hours of operation, and nature of the trade proposed.
- 2.2 Only if officers are of the opinion as regards the potential suitability of the application, they should consult as follows (**NB see also the requirements for the Town Centre in section 4**).

(i) Highways Network Management	The likely impact upon the highway both in respect of the use and the customers.
(ii) Development Control	The considered view as regards the visual impact upon the street scene.
(iii) Environmental Health (Commercial and Environmental Quality)	The suitability of the vehicle/stall/trader and any likely environmental impacts on other nearby land users
(iv) Ward and applicable Town/Parish Council Members	An informal view as regards the likely impact of the proposed use upon the local community
(v) Thames Valley Police	The likely impact upon the road network, and the local community.

- 2.3 For all new applications a neighbour notification will be carried out, whereby those persons within the borough who live immediately next to, opposite or behind a site are notified when there is a licence application made relating to that site. A neighbour notification will also be carried out for variation applications where there is a material change to the nature of the trade taking place that may cause an impact on those living nearby. Where in the view of officers, the proposed variations will have no material impact upon nearby residents, the application may be processed without a neighbour notification. Neighbour notification will allow immediate neighbours an opportunity to consider the application and respond if appropriate.

Properties to be notified are as follows:

- Properties sharing a common boundary with the premises, including outside areas
- Properties immediately in front of premises (opposite side of road)

The Licensing Officer will use judgement in circumstances where:

- Other parties, not identified as above, may reasonably be considered to be affected.
- Distances between buildings, or other circumstances, are such that notification in precise accordance with the above guidance is considered unnecessary.

- 2.4 The applicant must ensure a public notice is displayed at the proposed or existing trading site throughout the consultation period, to advise members of the public that an application has been submitted. A template showing the required wording shall be provided to the applicant upon receipt of a valid application. This requirement is mandatory for new applications but may be waived for variation applications at the discretion of officers if it is felt that the variation proposed will not cause an adverse impact. Failure to display the public notice will result in the consultation period being re-started.
- 2.5 Upon receipt of any representations/expiry of the deadline for responses, officers must make a reasoned decision as to the way forward.
- 2.6 In the event that following consultation the application is withdrawn by the applicant, a sum of 50% of the application fee is payable as a refund.

3. Trial Period and Hearings

- 3.1 The maximum period for a new site is one month. This enables the opportunity for review. Should the need arise during the trial, the Consent should be revoked and a pro-rata refund made to the Consent holder.
- 3.2 Where representations have been received during the consultation period, where no mutually agreeable outcome can be reached between the interested parties, and where the application is not otherwise withdrawn, the usual procedure is for the matter to be determined by a Licensing Panel unless all parties agree a hearing is not required,
- 3.3 If the application is refused by a Panel, no refund of the application fee is payable.
- 3.4 Where the need arises then the Council will consider seeking injunctions to stop unlawful trading.

4. Town Centre

- 4.1 Should an application be made for trading in the Lexicon or any other part of the town centre as show on the attached plan, it will need to be considered as above but in addition, the Town Centre Management Group must be consulted, regardless of land ownership.
- 4.2 The expectation in dealing with enquiries for street trading in the town centre is that the stall and the nature of trade gives added value to the total trading environment.
- 4.3 A street trading consent covering a large amount of the public areas within the Lexicon is held by the Lexicon management. Anyone wishing to trade under this consent should contact the Lexicon directly.

5. Reviewing Existing Consents

- 5.1 Where incidents arise or the complaint history in relation to a Street Trading Consent leads officers to question the suitability of a particular pitch or Consent holder, a Licensing Panel may be called to determine whether the Consent should be modified (e.g. reduced hours) or revoked.
- 5.2 Prior to the hearing, the groups included at section 2.2 shall be consulted for their views as to the continued suitability of the pitch or Consent holder.
- 5.3 The consent holder has a right to continue to trade until the Licensing Panel have made their decision as long as the appropriate fee has been paid for the trading period.
- 5.4 If a Consent is revoked or amended by the Panel, no refund of the application fee is payable.

As revised and agreed by the Bracknell Forest Borough Council Licensing and Safety Committee
– Thursday 18th October 2018



8 - Date of the next meeting

13th June 2023 at 6.30pm in the Council Chamber.