



Date **2023-06-13**
Time **18:30 - 19:30**
Location **Council Chamber**
Present ***Debbie Horton, Cllrs Kwabena Adutwum-Quaye, Lucy Young, Janet Cochrane, Ellen Mac Hale, Jenny Penfold***

Agenda - 13 June 2023

Planning Committee

Planning

bracknelltowncouncil.gov.uk

P72 / 2023

Attendance

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

P73 / 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

P74 / 2023

Minutes

To approve as a correct record, the minutes of the last Planning Committee meeting of 16th May 2023.

P75 / 2023

Matters Arising

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

P76 / 2023

Terms of Reference - Planning Committee

P77 / 2023

To consider Planning Applications received

P78 / 2023

Decision Notices

P79 / 2023

Notice of Tree Preservation Orders

TPO 1395

TPO 1396

P80 / 2023

Notice of Appeals

APP/R0335/D/23/3318170: 22/00404/FUL 7 Waterham Road, RG12 7NE

P81 / 2023

Date of the next meeting

Tuesday 4th July 2023 at 6.30pm in the Council Chamber.

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P72 / 2023

P72 / 2023 - Attendance

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

P73 / 2023

P73 / 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

P74 / 2023

P74 / 2023 - Minutes

To approve as a correct record, the minutes of the last Planning Committee meeting of 16th May 2023.

For Information

Attachments

[Meeting minutes - 2023-05-16](#)

Meeting minutes - 2023-05-16

P74 / 2023 - Minutes

Last modified: 2023-05-31



Date 16/05/2023
Time 20:14 - 20:16
Location Great Hollands Pavilion
Present Cllrs: Kwabena Aduwum-Quaye, Lucy Young, Ryan Frost, Cath Thompson
Apologies Cllrs: Janet Cochrane, Ellen Mac Hale, Jenny Penfold, Donna Sidebotham
Note Taker Rachel Gordge

Minutes

P58 / 2023 - Apologies

Apologies were received from Cllrs: Janet Cochrane, Ellen Mac Hale, Jenny Penfold, Donna Sidebotham

P59 / 2023 - Appointment of Chair

Cllr Kwabena Aduwum-Quaye was nominated as Chair of the Planning Committee 2023. A vote was taken and Cllr Aduwum-Quaye was elected as Chair of the Planning Committee 2023 APPROVED

P60 / 2023 - Appointment of Vice Chair

Cllr Janet Cochrane was nominated as Vice Chair of the Planning Committee 2023. A vote was taken and Cllr Cochrane was elected as Vice Chair of the Planning Committee 2023 APPROVED

P61 / 2023 - Declarations of Interest

The following points about Declarations of Interests were 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 or not 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

P62 / 2023 - Date of the Next Meeting

The date of the next Planning Committee meeting was NOTED
Tuesday 23rd May at 6.30pm in the Council Chamber at Brooke House

Sign:

Date:

P75 / 2023

P75 / 2023 - Matters Arising

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

P76 / 2023

P76 / 2023 - Terms of Reference - Planning Committee

| For Information

Attachments

[Terms of Reference - Planning Committee.pdf](#)



Bracknell Town Council

TERMS OF REFERENCE – PLANNING COMMITTEE

1. The Committee will have the delegated authority to make responses on behalf of Bracknell Town Council to planning applications received from Bracknell Forest Borough Council.
2. The Committee will consider all aspects of planning within the town.
3. The Committee will consider the sale of amenity land within the town
4. The Committee will respond to consultations regarding highways matters and deal with street naming.
5. Applications will be considered at the first meeting possible after their arrival at the Town Council offices. In the event of any objections being received, the Committee MAY revisit the application.
6. Three members shall constitute a quorum.
7. In the event of an inquorate meeting, the Chairman will rearrange the meeting.
8. If it is not possible for a meeting to be rearranged within the Borough Council planning timescale, the Chairman will ensure that a minimum of three members of the Committee [which can include the Chairman] are consulted to agree a decision in line with Council's policy and planning history. The Meeting Clerk to forward the opinion of the majority as the Town Council's comment to the planning authority.
9. A report of the actions taken under item 8 shall be made to the next meeting of the Planning Committee for endorsement and recording in the minutes.
10. Any proposed agenda items need to be brought to the attention of the Meeting Clerk 10 working days prior to the next scheduled meeting. Failure to do so may result in the item not being included on the agenda.
11. Only Bracknell Town Council elected Councillors will have voting rights

Council June 2022

Terms of Reference - Planning Committee

P76 / 2023 - Terms of Reference - Planning Committee

Last modified: 2023-05-25

P77 / 2023

P77 / 2023 - To consider Planning Applications received

| For Decision

Attachments

[13.06.2023.docx](#)

13.06.2023

P77 / 2023 - To consider Planning Applications received

Last modified: 2023-06-06

23/00195/A	Town Centre & The Parks	53 High Street
Proposed fascia signage; projecting signage and illuminated menu box.		
23/00271/FUL	Priestwood & Garth	2 Shepherds Lane
Proposed dropped kerb at the front of the property for gaining vehicle access for parking.		
23/00276/FUL	Easthampstead & Wildridings	Bracknell Leisure Centre, Bagshot Road
Relocation of car wash.		
23/00286/FUL	Town Centre & The Parks	1 Drayton Close
Proposed conversion of garage to habitable room.		
23/00290/FUL	Town Centre & The Parks	The Peel Centre, Skimped Hill
Section 73 application to vary Condition 02 (Food sales floor area) for Planning Permission 21/00139/FUL (Section 73 application to vary condition 6 (Retail floor area) of Planning Permission 611154 (development comprising 180,000 sq. ft retail floor space and 40,000 sq. ft of leisure facilities with associated access and services roads.		
23/00292/FUL	Harmans Water & Crown Wood	13 Nightingale Crescent
Proposed erection of single storey side and rear extension following demolition of existing garage and outbuilding.		
23/00304/FUL	Easthampstead & Wildridings	38 Aldworth Close
Proposed erection of single storey rear extension following demolition of existing conservatory.		
23/00088/TRTPO	Harmans Water & Crown Wood	The Brouchs, Broad Lane
TPO 1077 – prune 1 tree.		
23/00315/FUL	Great Hollands	Land at East Lodge, Ringmead
Section 73 application to vary conditions 03 (Materials) and 11 (Access Gates) for planning permission 17/00582/FUL for erection of a 3-storey block of 9 flats comprising of 3 one-bedroom flats and 6 two-bedroom flats together with associated parking and landscaping.		
23/00222/LB	Town Centre & The Parks	The Old Manor, Grenville Place
Application for Listed Building consent for replacement of ceiling.		
23/00095/TRTPO	Great Hollands South	Land adjacent to 52 Spinis
TPO 1396 – Application to prune 1 tree.		
23/00349/FUL	Town Centre & The Parks	Brackworth, Larges Bridge Drive
Proposed conversion of 1 three bed maisonette flat to 4 one bed flats.		
23/00316/FUL	Easthampstead & Wildridings	Magdalenka Polish Deli, 4 Rectory Row
Proposed erection of single storey rear extension.		

P78 / 2023 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
22/00491/FUL	49 Lily Hill Road	Withdrawn	No Objection
23/00074/FUL	48 Qualitas	Approval	No Objection.
23/00080/FUL	47 Fountains Garth	Approval	No Objection.
23/00208/FUL	14 Braccan Walk	Approval	No Objection.
22/01001/A	Columbia Centre Car Park Station Road	Grant with Extra Conditions (Adverts)	No Objection.
23/00039/TRTPO	Rainforest Walk	Refusal	Observation: B.T Councillors would prefer to see trees pruned rather than removed but, in this case, due the decline of the trees would concur with the tree officer.
23/00224/FUL	16 Wellington Drive	Approval	B.T. Councillors recommend refusal due to the size of the proposed extension is overbearing and out of character with the surrounding properties.
23/00088/TRTPO	The Brougs, Broad Lane	Withdrawn	Not seen on any lists so unable to comment.
23/00243/FUL	25 Anneforde Place	Approval	No Objection.

For Information

P79 / 2023 - Notice of Tree Preservation Orders

TPO 1395
TPO 1396

For Information

Attachments

[TPO 1396 Notice of TPO Bracknell Town Council.docx](#)

[TPO 1395 Provisional Order Plan 17.5.23.pdf](#)

[TPO 1396 Provisional Order & Plan 17.5.23.pdf](#)

[TPO 1395 Notice of TPO BTC.docx](#)

[TPO 1396 Notice of TPO Bracknell Town Council](#)

P79 / 2023 - Notice of Tree Preservation Orders

Last modified: 2023-05-18

[TPO_1395_Provisional_Order_Plan_17.5.23](#)

P79 / 2023 - Notice of Tree Preservation Orders

Last modified: 2023-05-18

[TPO 1396 Provisional Order & Plan 17.5.23](#)

P79 / 2023 - Notice of Tree Preservation Orders

Last modified: 2023-05-18

TOWN AND COUNTRY PLANNING ACT 1990

TREE PRESERVATION ORDER 1396

Land adjacent to 52 Spinis, Bracknell, Berkshire - 2023



Bracknell Forest Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order

Citation

1.0 This Order may be cited as

Land adjacent to 52 Spinis, Bracknell, Berkshire - 2023

Interpretation

- 2.** (1) In this Order “the authority” means Bracknell Forest Borough Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

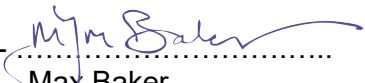
- 3.** (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

- 4.** In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

CREATION OF ORDER

Dated this **17th May 2023** and signed on behalf of the Bracknell Forest Borough Council: -

Signature: - 
Name: - Max Baker
Position: - Assistant Director: Planning
(Authorised by the Council to sign in that behalf)

CONFIRMATION OF ORDER

This Order was confirmed by Bracknell Forest Borough Council on the

Signed on behalf of the Bracknell Forest Council

Signature: -
Name: - Max Baker
Position: - Assistant Director: Planning
(Authorised by the Council to sign in that behalf)

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Council on **XXXXXX**

Signed on behalf of the Bracknell Forest Council

Signature: -
Name: - Andrew Hunter / Max Baker
Position: - Director: Place Planning and Regeneration / Assistant Director: Planning
(Authorised by the Council to sign in that behalf)

VARIATION OF ORDER

This Order was varied by Bracknell Forest Borough Council on the **XXXXXX** by a variation order under reference number (*insert reference number to the variation order*) a copy of which is attached.

Signed on behalf of Bracknell Forest Borough Council

Signature: -
Name: - Andrew Hunter / Max Baker
Position: - Director: Place Planning and Regeneration / Assistant Director: Planning
(Authorised by the Council to sign in that behalf)

REVOCATION OF ORDER

This Order was revoked by Bracknell Forest Borough Council on the **XXXXXX**.

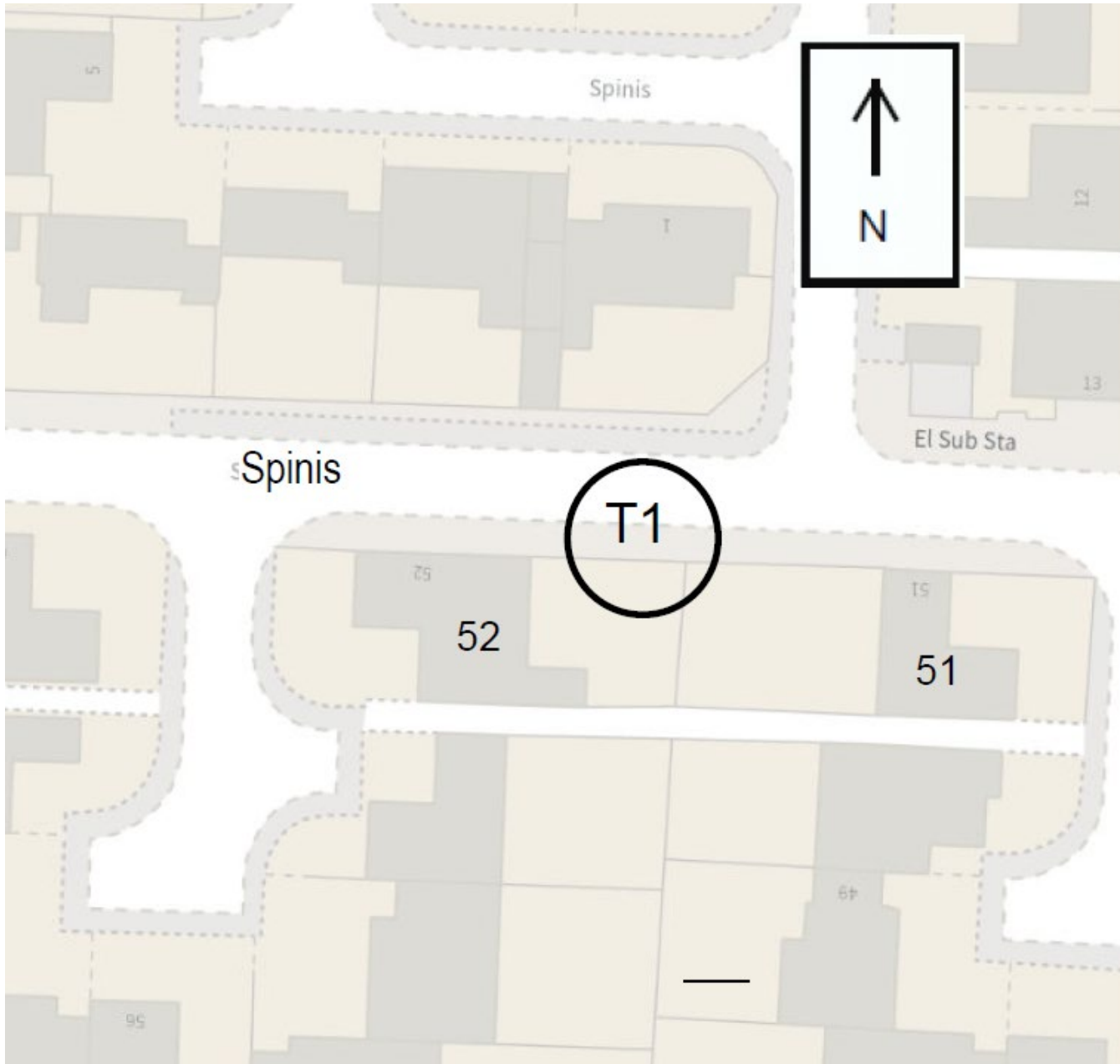
Signed on behalf of Bracknell Forest Borough Council

Signature: -
Name: - Andrew Hunter / Max Baker
Position: - Director: Place Planning and Regeneration / Assistant Director: Planning
(Authorised by the Council to sign in that behalf)

**SCHEDULE
SPECIFICATION OF TREES**

Land adjacent to 52 Spinis, Bracknell, Berkshire - 2023

Reference on map	Description	Situation
Trees specified individually (encircled in solid black on the map)		
T1	Pine	Land adjacent to side of 52 Spinis (within verge bordering road)
Groups of trees (within a broken black line on the map)		
None		
Woodlands (within a continuous black line on the map)		
None		
Trees specified by reference to an area (within a dotted black line on the map)		
None		



Place Planning and Regeneration



**TREE PRESERVATION ORDER
TPO 1396**

**Land adjacent to 52 Spinis Bracknell,
Berkshire, - 2023**

Key:

Trees specified individually (T): -

T1: Pine

Groups of trees (G): -

None

Woodlands (W): -

None

Areas (A): -

None

Drawn By

Date

Scale @ A4

JS

17/05/2023

1:500

OS co-ordinates (Centre of plan)
485166

Important Restrictions:

Please note that anyone wishing to carry out any form of work to the trees affected by this Order, however minor, (including any work or activities which may damage or adversely affect their root systems or above ground parts of the tree/s in any way), must first obtain written consent from this Authority. The legislation protecting these trees overrides Common Law and Permitted Development Rights. Failure to fully comply with the legislation protecting this tree and obtaining the necessary written consent can have many consequences including legal action which can also incur significant fines

[TPO_1395_Notice_of_TPO_BTC](#)

P79 / 2023 - Notice of Tree Preservation Orders

Last modified: 2023-05-18

TOWN AND COUNTRY PLANNING ACT 1990

TREE PRESERVATION ORDER 1395

**Land adjacent to the front of 12-14 Timeline Green,
Bracknell, Berkshire - 2023**



Bracknell Forest Borough Council, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order

Citation

1.0 This Order may be cited as

Land adjacent to the front of 12-14 Timeline Green, Bracknell, Berkshire - 2023

Interpretation

- 2.** (1) In this Order “the authority” means Bracknell Forest Borough Council.
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

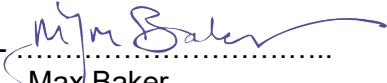
- 3.** (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.
(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall -
(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

- 4.** In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

CREATION OF ORDER

Dated this **17th May 2023** and signed on behalf of the Bracknell Forest Borough Council: -

Signature: - 
Name: - **Max Baker**
Position: - **Assistant Director: Planning**
(Authorised by the Council to sign in that behalf)

CONFIRMATION OF ORDER

This Order was confirmed by Bracknell Forest Borough Council on the

Signed on behalf of the Bracknell Forest Council

Signature: -
Name: - **Max Baker**
Position: - **Assistant Director: Planning**
(Authorised by the Council to sign in that behalf)

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Council on **XXXXXX**

Signed on behalf of the Bracknell Forest Council

Signature: -
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Position: - **Director: Place Planning and Regeneration / Assistant Director: Planning**
(Authorised by the Council to sign in that behalf)

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Signed on behalf of Bracknell Forest Borough Council

Signature: -
Name: - **Andrew Hunter / Max Baker**
Position: - **Director: Place Planning and Regeneration / Assistant Director: Planning**
(Authorised by the Council to sign in that behalf)

**SCHEDULE
SPECIFICATION OF TREES**

Land adjacent to the front of 12-14 Timeline Green, Bracknell, Berkshire - 2023

Reference on map	Description	Situation
Trees specified individually (encircled in solid black on the map)		
T1	Sweet Chestnut	Adj to front of 12-14 Timeline Green
Groups of trees (within a broken black line on the map)		
None		
Woodlands (within a continuous black line on the map)		
None		
Trees specified by reference to an area (within a dotted black line on the map)		
None		

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

Bracknell Town Council

Tree Preservation Order: TPO 1396

Land adjacent to 52 Spinis, Bracknell, Berkshire - 2023

This is a formal notice to let you know that on **17 May 2023** the Council made the above Tree Preservation Order. A copy of this Order is enclosed and in simple terms, it prohibits anyone from, cutting down, topping, lopping, wilfully damaging, wilfully destroying or permitting any such works to any of the trees described in the First Schedule of the order document and shown on the plan, without first obtaining the Council's written consent.

The Council has made the Order to maintain the visual amenity the tree/s afford to the area.

The Order took effect, on a provisional basis, on **17 May 2023**. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever occurs first. The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect permanently. Before this decision is made, the persons affected by the Order have a right to make representation in the form of either an objection or support, for the protection of any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections, expressions of support or pass comment, please ensure we receive them in writing by **14 June 2023**, before the close of normal Council office hours at 5.00pm Monday – Friday. Your communication must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is enclosed overleaf. Send your communication for the attention of The Tree Service to the address at the end of this letter or via email to trees@bracknell-forest.gov.uk. All valid objections or representations are carefully considered before a decision is made on whether or not to confirm the Order.

The Council will write to you again when that decision has been made. In the meantime, If you would like further clarification or have any questions about this letter, please contact the Council's Call-Centre on 01344 352000, whose staff will be able to give general advice or can direct you to an officer in the Tree Service to answer specific or technical queries.

Dated: **17 May 2023**



Andrew Hunter

Director: Place Planning and Regeneration

Tree Preservation Orders

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations:

6 (1) Subject to paragraph (2), objections and representations -

(a) shall be made in writing and -

(i) delivered to the authority not later than the date specified in the attached notice (of TPO);

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) to which the objections or representations relate to, and

(c) in the case of an objection, shall state the reasons for the objection.

6 (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

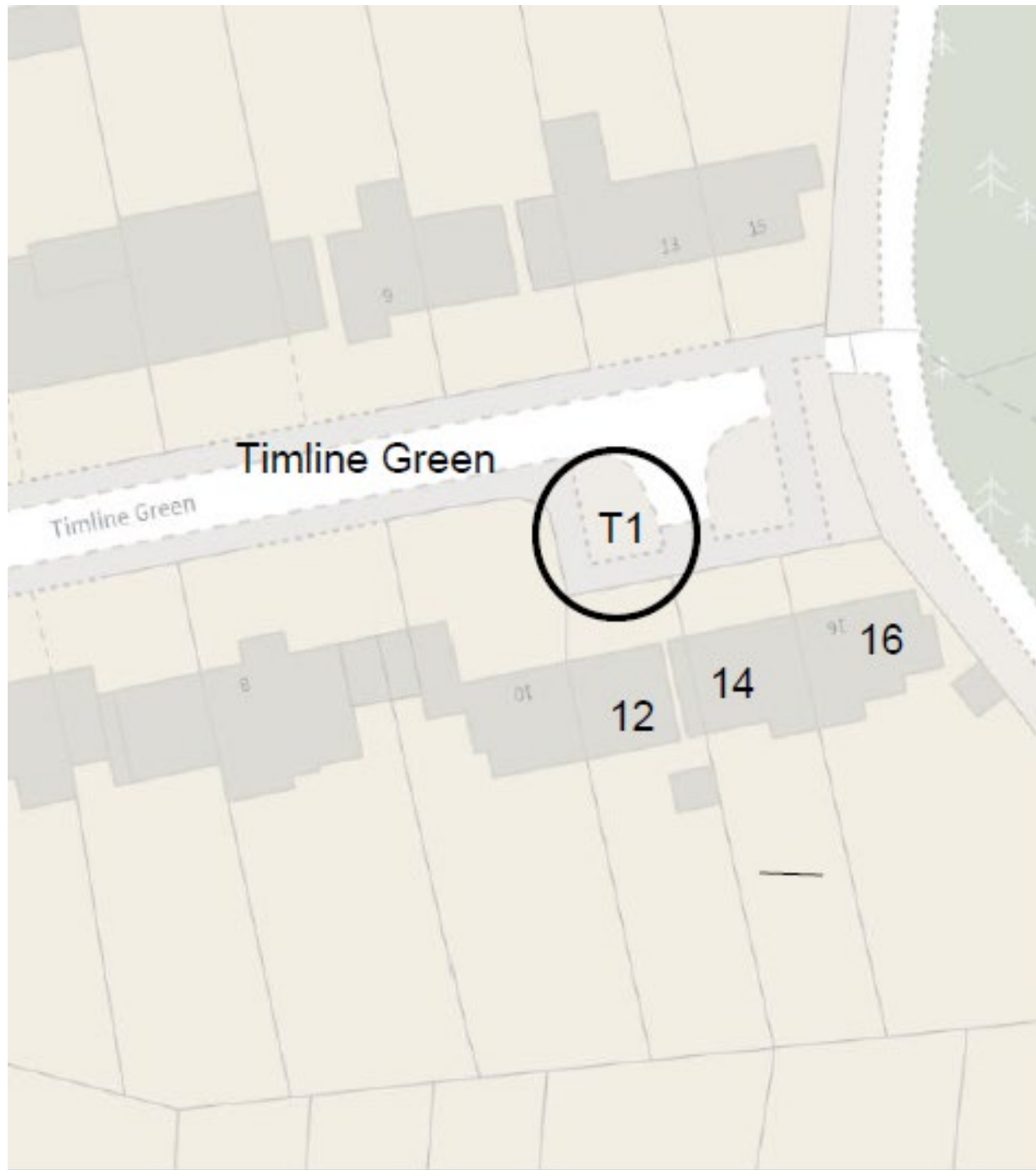
For your information: -

Objections and representations can be made on various grounds: -

- Challenging the view that it is expedient in the interests of amenity to make a TPO,
- Claiming that a tree included in the TPO is dead, dying or dangerous,
- Claiming that a tree is causing damage to property,
- Pointing out errors in the TPO documentation and/or uncertainties in respect of the trees which are supposed to be protected by it,
- Claiming that the Local Authority has not followed the procedural requirements of the Regulations.

The Local Authority is required to take into account all duly made objections and representations before deciding whether to confirm a TPO.

**The Tree Service
Bracknell Forest Borough Council
Time Square
Bracknell
RG12 1JD
trees@bracknell-forest.gov.uk**



Place Planning and Regeneration



**TREE PRESERVATION ORDER
TPO 1395**

**Land adjacent to the front of 12-14
Timline Green, Bracknell, Berkshire -
2023**

Key:

Trees specified individually (T): -

T1 Sweet Chestnut

Groups of trees (G): -

None

Woodlands (W): -

None

Areas (A): -

None

Drawn By

Date

Scale @ A4

JS

17/05/2023

1:500

OS co-ordinates (Centre of plan)
489169

Important Restrictions:

Please note that anyone wishing to carry out any form of work to the trees affected by this Order however minor (including any work or activities which may damage or adversely affect their root systems or above ground parts of the tree/s in any way), must first obtain written consent from this Authority. The legislation protecting these trees overrides Common Law and Permitted Development Rights. Failure to fully comply with the legislation protecting this tree and obtaining the necessary written consent can have many consequences including legal action and incur fines

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

Bracknell Town Council

Tree Preservation Order: TPO 1395

Land adjacent to the front of 12-14 Timeline Green, Bracknell, Berkshire – 2023

This is a formal notice to let you know that on **17 May 2023** the Council made the above Tree Preservation Order. A copy of this Order is enclosed and in simple terms, it prohibits anyone from, cutting down, topping, lopping, wilfully damaging, wilfully destroying or permitting any such works to any of the trees described in the First Schedule of the order document and shown on the plan, without first obtaining the Council's written consent.

The Council has made the Order to maintain the visual amenity the tree/s afford to the area.

The Order took effect, on a provisional basis, on **17 May 2023**. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever occurs first. The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect permanently. Before this decision is made, the persons affected by the Order have a right to make representation in the form of either an objection or support, for the protection of any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections, expressions of support or pass comment, please ensure we receive them in writing by **14 June 2023**, before the close of normal Council office hours at 5.00pm Monday – Friday. Your communication must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is enclosed overleaf. Send your communication for the attention of The Tree Service to the address at the end of this letter or via email to trees@bracknell-forest.gov.uk. All valid objections or representations are carefully considered before a decision is made on whether or not to confirm the Order.

The Council will write to you again when that decision has been made. In the meantime, If you would like further clarification or have any questions about this letter, please contact the Council's Call-Centre on 01344 352000, whose staff will be able to give general advice or can direct you to an officer in the Tree Service to answer specific or technical queries.

Dated: **17 May 2023**



Andrew Hunter

Director: Place Planning and Regeneration

Tree Preservation Orders

COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012

Objections and representations:

6 (1) Subject to paragraph (2), objections and representations -

(a) shall be made in writing and -

(i) delivered to the authority not later than the date specified in the attached notice (of TPO);

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) to which the objections or representations relate to, and

(c) in the case of an objection, shall state the reasons for the objection.

6 (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

For your information: -

Objections and representations can be made on various grounds: -

- Challenging the view that it is expedient in the interests of amenity to make a TPO,
- Claiming that a tree included in the TPO is dead, dying or dangerous,
- Claiming that a tree is causing damage to property,
- Pointing out errors in the TPO documentation and/or uncertainties in respect of the trees which are supposed to be protected by it,
- Claiming that the Local Authority has not followed the procedural requirements of the Regulations.

The Local Authority is required to take into account all duly made objections and representations before deciding whether to confirm a TPO.

**The Tree Service
Bracknell Forest Borough Council
Time Square
Bracknell
RG12 1JD
trees@bracknell-forest.gov.uk**

P80 / 2023 - Notice of Appeals

APP/R0335/D/23/3318170: 22/00404/FUL 7 Waterham Road, RG12
7NE

For Information

Attachments

[Inform Bracknell Town Council.pdf](#)

[Inform Bracknell Town Council](#)

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Last modified: 2023-05-25



Clerk To The Town Council
Bracknell Town Council
Brooke House
High Street
Bracknell
Berkshire
RG12 1LL

25th May 2023

Dear Clerk To The Town Council

**Town and Country Planning Act 1990 (As Amended)
Planning Appeal Against Refusal of a Householder Application**

Appellant: Ms Zoe Richardson
Site Address: 7 Waterham Road Bracknell Berkshire
Proposal: Proposed erection of two storey side extension and part single storey, part two storey rear extension and front porch following demolition of existing store
P.I. Reference: APP/R0335/D/23/3318170
Our Reference: 22/00404/FUL /PTCHH1
Start Date: 24.05.2023

I refer to the above details. I am writing to let you know that an appeal has been made to the Secretary of State against the refusal by Bracknell Forest Council in respect of the proposed development described above.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw your previous representation you made on the application, you must make this request to the Planning Inspectorate within 4 weeks from the start date. You can do this online at <https://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can write (quoting the appeal reference) to the Planning Inspectorate Case Officer.

Caroline Tranter
RT1@planninginspectorate.gov.uk

Alternatively if you do not have access to the internet, you can send three copies to:

Caroline Tranter
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol

BS1 6PN

The appeal documents may be inspected on the Planning Inspectorate Website at <https://acp.planninginspectorate.gov.uk/>, or on the Bracknell Forest Council Website <http://www.bracknell-forest.gov.uk/>.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within 8 weeks of the appeal starting date.

When made, the decision will be published on the Planning Inspectorate Website <https://acp.planninginspectorate.gov.uk/> and the Bracknell Forest Council Website <http://www.bracknell-forest.gov.uk/>.

Should you have any queries regarding this matter, please contact me.

Yours faithfully

Benjamin Marshall

Planning Officer
Planning and Transport
email Benjamin.Marshall@bracknell-forest.gov.uk
Direct Line 01344 351147

PLACE PLANNING AND REGENERATION

Bracknell Forest Borough Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
T: 01344 352000 www.bracknell-forest.gov.uk

P81 / 2023 - Date of the next meeting

Tuesday 4th July 2023 at 6.30pm in the Council Chamber.

For Information