



Bracknell Town Council

PLANNING MEETING 25 July 2023

Date **25/07/2023**
Time **6.30 - 8.15**
Location **Council Chamber, Brooke House**
Present Chairman: Cllr Kwabena Adutwum-Quaye
Cllr Janet Cochrane, Cllr Ellen McHale, Cllr Jenny Penfold, Cllr Lucy Young
Apologies None
Virtual
Officers Deborah Horton

Minutes

P82 / 2023 - Attendance

1. To receive apologies - None
2. Substitution – None
3. Co-options - None

P83 / 2023 - Declarations of Interest

To receive declarations of interest from Councillors on items on the agenda. - None
To receive written requests for dispensations for disclosable pecuniary interests (if any).

None

To grant any requests for dispensation as appropriate.

None

P84 / 2023 – Minutes

To approve as a correct record the minutes of the last meeting.
The minutes of the meeting held on the 04th of July 2023 were approved as a correct record.

P85 / 2023 - Matters Arising

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

None

P86 / 2023 - Terms of Reference - Planning Committee

P87 / 2023 - To consider Planning Applications received.

23/00126/TRTPO

Harmans Water & Crown Wood

**The Broughs,
Broad Lane**

TPO 1077 – Application to prune 1 tree.

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

23/00364/FUL **Town Centre & The Parks** **1 Robins Cottages,
Larges Lane**

Proposed garage extension to create additional bedrooms and En-suite within existing house of multiple occupancy (HMO), including proposed change of use from Class C4 (small HOMO) to a large HMO (sui generis use).

Observation: B.T. Councillors do not object to the application, they have concerns about the number of residents residing in the property and the parking provided is up to BFC standards.

23/00365/FUL **Town Centre & The Parks** **2 Robins Cottages,
Larges Lane**

Proposed garage extension to create additional bedrooms and En-suite within existing house of multiple occupancy (HMO), including proposed change of use from Class C4 (small HOMO) to a large HMO (sui generis use).

Observation: B.T. Councillors do not object to the application, they have concerns about the number of residents residing in the property and the parking provided is up to BFC standards.

23/00382/FUL **Easthampstead & Wildridings** **63 Beckford Avenue**

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

No Objection.

23/00387/FUL **Easthampstead & Wildridings** **54 Beckford Avenue**

Proposed change of use from amenity land to private garden. Widening the drive to enable disabled access from both side of a vehicle.

B.T Councillors recommend refusal: This property has adequate front garden to create disabled access to vehicles rather than using amenity land in front of the neighbouring property.

23/00401/FUL **Great Hollands** **38 Avebury**

Proposed single storey front and rear extension including the conversion of an integral garage.

Observation: B.T Councillors do not object to this application, they do have concerns about adding an extra bedroom whilst losing a parking space.

23/00403/FUL **Great Hollands** **31 Holland Pines**

Proposed erection of single storey side extension.

No Objection.

23/00411/FUL **Easthampstead & Wildridings** **Ascot House, Rectory
Close**

Change of use from large HMO (sui generis) to C2 Use Class (Residential Institution) of main building on site and retention of outbuilding.

Observation: B.T. Councillors have no objection and would like to commend the change of Ascot House from an HMO to a Residential Institution for community use.

23/00421/FUL **Town Centre & The Parks** **Columbia Centre,
Station Road**

Installation of automated 1.8M high security gate to replace existing barrier arm to car park area and erection of mesh security fence.

No Objection.

23/00356/FUL **Bullbrook** **52 Park Road**

Change of use of amenity land to residential.

B.T Councillors recommend refusal: The public walkway from Park Road to North Green used by residents will be significantly narrowed, as we are encouraging people to walk more, we should work at keeping them safe not giving up our amenity land. Amenity land should be used for the benefit of all residents not for a private house to gain a larger garden.

23/00357/A **Bullbrook** **Avis Budget House,
Park Road**

Installation of illuminated signage to building frontage following removal of existing illuminated building signage.

No Objection.

23/00415/FUL **Priestwood & Garth** **4 Burnham Grove**

Erection of two storey rear extension and addition of Juliet balconies.

No Objection.

23/00420/FUL **Great Hollands** **105 Viking**

Provision of a single storey rear extension; dormer to rear roof slope; fenestration alterations

Observation: B.T Councillors have no objection as this type of extension has been allowed on other properties in the area, they do have concerns for the parking situation in Great Hollands that is already overburdened.

23/00431/FUL **Priestwood & Garth** **48 Lindenhill Road**

Proposed erection of single storey front and rear extensions following the demolition of the existing porch.

No Objection

23/00435/FUL **Binfield South & Jennett's Park** **Land at Park View
Farm, Old Wokingham
Road**

Proposed erection of single storey wooden lodge for visitor accommodation in association with adjacent fishing lake.

No Objection.

23/00437/FUL **Priestwood & Garth** **60 Binfield Road**

Erection of single storey rear extension. (Amendment to planning permission 22/00871/FUL)

No Objection.

23/00438/FUL

Town Centre & The Parks

**Bracknell Beeches,
Old Bracknell Lane
West**

Section 73 application to amend Conditions 2 and 11 of Planning Permission 21/00701/FUL (erection of 7 new buildings comprising residential dwellings, flexible commercial/community floorspace (flexible use class E/F use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings.

[Note for clarification: The proposed changes:

- i) omit basement parking to Blocks A, B and C
- ii) relocate access ramp to parking for Blocks A, B and C involving loss of 1 residential unit and office space.
- iii) provision of additional parking to Blocks F & G involving loss of 6 flats,
- iv) provision of additional level of parking north of Block F & G along railway line.
- v) provision of additional 7 flats within Block D through changes in floor to ceiling heights and not overall increase in height of building.
- vi) amendments to bridge between Blocks E and F and
- vii) insertion of additional staircases to cores of Blocks D, E and F to meet new fire regulations].

No Objection.

23/00144/TRTPO

Priestwood & Garth

5 Goughs Lane

TPO 12 – Application to prune 2 trees.

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

Decision Notices

Application no	Address	BFB Decision	BTC Comments
22/00920/FUL	Oakwood, Waterloo Road, Wokingham	Withdrawn	No Objection
22/01000/FUL	Columbia Centre, Station Road	Approval	No Objection
23/00237/FUL	Land fronting Waitrose Warehouse, Doncastle Road	Approval	Observation: B.T Councillors have no objection and would concur with the experience of BFC case officer on safety regulations in this application.
23/00266/FUL	Land East of Lovelace Road Unit 4 Segro Park	Approval	Observation: B.T Councillors have no objection and would concur with the experience of BFC case officer on safety regulations in this application
23/00027/FUL	Great Hollands Bowls Club	Withdrawn	No Objection

23/00112/FUL	69 Appledore	Approval	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.
23/00117/FUL	Amber House, Market Street	Approved and Legal Agreement Signed	Bracknell Town Councillors recommend refusal: 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) 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.
22/00816/FUL	31 Southwold	Approval	B.T Councillors recommend refusal for the following reasons: 1) Overbearing scale for an already large property. 2) This application cannot meet BFC parking standards due to the layout of the road in front of the property.
23/00029/FUL	2 Makepiece Road	Approval	B.T Councillors recommend refusal, as in other applications the land referred to should be purchased by the owner of the property then permission should be applied for change of use to parking. Amenity land is for the benefit/use of all residents and should not be solely for the use of one.
23/00195/A	53 High Street	Grant with Extra Conditions (Adverts)	No Objection
23/00222/LB	The Old Manor, Grenville Place	Approval	No Objection
23/00286/FUL	1 Drayton Close	Approval	No Objection

P89 / 2023 – Applications for Prior Approval

23/00439/PAH Easthampstead & Wildridings 89 Keldholme

Noted

P90 / 2023 - Confirmation of Tree Preservation Order

TPO 1395 - Land adjacent to the front of 12-14 Timeline Green

TPO 1396 - Land adjacent to 52 Spinis

Noted

P91 / 2023 - Notice of Tree Preservation Orders

TPO 1395

TPO 1396

Noted

P92 / 2023 – Notice of Appeal Decisions

APP/R0335/W/22/3312552 - 21/00830/FUL - 80 Chisbury Close

APP/R0335/W/23/3314630: 21/00986/FUL Land at Beaufort Park

Noted

Date of the next meeting

Tuesday 15th August 2023 at 6.30pm in the Council Chamber.

Noted

Sign:

Date: