



# Bracknell Town Council

## Planning Committee Tuesday, August 15, 2023

Date	<b>Tuesday, August 15, 2023</b>
Time	<b>18:30 – 20.15</b>
Location	<b>Council Chamber</b>
Present	Vice Chairman Cllr Janet Cochrane Cllr Ellen Mac Hale, Cllr Jenny Penfold, Cllr Lucy Young
Apologies	Cllr Kwabena Adutwum-Quaye
Virtual	None
Officers	Debbie Horton

## Planning Minutes

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### **P104 ATTENDANCE**

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- 2023**
1. To receive apologies -Cllr Kwabena Adutwum-Quaye
  2. Substitution - None
  3. Co-options - None

### **P105 DECLARATIONS OF INTEREST**

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**2023**

- 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

**P106 MINUTES** To approve as a correct record the minutes of the last meeting. The minutes of the meeting held on the 25th of July 2023 were approved as a correct record.

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**2023**

**P107 MATTERS ARISING** To discuss any matters arising not discussed elsewhere on the agenda. None

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**2023**

**P108 PRESENTATION BY PROGRESS PLANNING** Development of a care home on the site of former St Margaret of Clitherow Church by Perseus Land and Developments.

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**2023**

**P109 23/00448/FUL Bullbrook 1 Dashwood Close**  
/ Proposed garage conversion and higher new flat roof at rear (first floor extension approved under planning permission 21/01030/FUL).  
**2023 No Objection.**

**23/00451/FUL**                      **Bullbrook**                      **Bracknell Rugby Club, Lily Hill Drive**  
Replacement of the existing outdoor training facility with a purpose-built gym building to be located adjacent to the existing clubhouse.  
**No Objection.**

**23/00467/FUL**                      **Priestwood & Garth**                      **Inchcape Ford, Downshire Way**  
Demolition of existing buildings and the erection of a freestanding McDonald's Restaurant with drive thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD).

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

1. Traffic Congestion: the approach from the Twin Bridges roundabout merges from 2 lanes to 1 lane in a very short distance, at busy times this is a congestion hazard due to the small waiting area between the traffic light stops. The amount of traffic a drive thru McDonalds generates will cause traffic queues not only at peak times and particularly weekends but at any time, the Wildridings drive thru is a testimony to this. Councillors would like to suggest a vacant unit on an industrial estate with safe entry and exit and suitable area to queue would be a much more suitable site/resolution (e.g., the Kentucky Fried Chicken Site has enough room behind the unit for safe queueing).
2. The surrounding businesses /dwellings on the adjacent Easthampstead road already suffer from members of the public using their car parks but not their facilities, a McDonalds in this small area would just cause more illegal parking.
3. A major issue for road safety and pedestrians' safety on a well-used route leading to the Point shopping units and a main route leading to many housing estates, office buildings and even a restaurant via underpasses at Twin Bridges.

**B.T C Councillors would like to see the Highways report for this application and completely support all objections/reasons the members of the public have logged for this application.**

**23/00470/A**                      **Priestwood & Garth**                      **Inchcape Ford, Downshire Way**  
Proposed installation of a freestanding totem sign.

**B.T. Councillors recommend refusal for the complete McDonalds application, refer to our response to App 23/00467/FUL.**

**23/00471/A**                      **Priestwood & Garth**                      **Inchcape Ford, Downshire Way**  
Proposed installation of 2 fascia signs, 3 booth lettering signs and 1 digital booth screen.

**B.T. Councillors recommend refusal for the complete McDonalds application, refer to our response to App 23/00467/FUL.**

**23/00472/A**                      **Priestwood & Garth**                      **Inchcape Ford, Downshire Way**  
Proposed various site signage including 4 freestanding signs, 2 banner units and 28 dot signs.

**B.T. Councillors recommend refusal for the complete McDonalds application, refer to our response to App 23/00467/FUL.**

**23/00141/TRTPO**                      **Priestwood & Garth**                      **1 TC Bracknell, Western Road**  
TPO 387 – Application to prune trees.

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

**23/00018/SCO**                      **Town Centre & The Parks**                      **Hampshire Water Transfer & Water Recycling**

EIA Scoping Consultation by Southern Water Services Limited (the Applicant) for an Order granting Development Consent for the Hampshire Water Transfer and Water Recycling Project (the Proposed Development).

**B.T.C have no objection to improvements made to transfer and water recycling, Councillors would defer and support the decisions made by BFC officers.**

**23/00430/FUL                  Harmans Water & Crown Wood                  56 Oldstead**  
Proposed 2 storey side extension, following demolition of existing garage, and single storey rear extension.  
**No Objection.**

**23/00473/FUL                  Hanworth    96 Quintilis**  
Proposed side and front extensions, including a garage conversion.  
**No Objection.**

**23/00500/FUL                  Priestwood & Garth                  Garages (Rear of 2 Shepherds Lane)**  
Proposed redevelopment of the site to provide 8 dwellinghouses (3 x 2 bedroom and 5 x 3 bedroom) with associated car parking, cycle parking, refuse and recycling storage, amenity space, landscaping and other associated works, following demolition of existing garages.  
**Deferred to BTC planning meeting on the 5<sup>th</sup> September 2023.**

**23/00501/FUL                  Priestwood & Garth                                  Garage Block (Rear of Mostyn House) Merryhill Road**  
Redevelopment of the site to provide 11 dwellinghouses, car parking, cycle parking, refuse and recycling storage, amenity space, landscaping and other associated works.  
**Deferred to BTC planning meeting on the 5<sup>th</sup> September 2023.**

**23/00114/COND                  Town Centre & The Parks Bracknell Beeches, Old Bracknell Lane**  
Details pursuant to condition 25 (Energy Statement) of Planning Permission 21/00701/FUL.  
**No Objection.**

**P110 DECISION NOTICES**  
/ 2023

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
22/00908/FUL	Former John Guest Site, Downmill Road	Approved and Legal Agreement Signed	No Objection
23/00009/LDC	78 Calfridus Way	Refusal	B.T Councillors recommend refusal the purpose of amenity land was established to keep a balance between private gardens and the surrounding grassland for wildlife and landscaping appearance on housing estates. Amenity land should benefit all residents.
23/00291/FUL	136 Calfridus Way	Approval	No Objection
23/00080/TRTPO	65 Pond Moor Road	Part Approval, Part Refusal	B.T.C have No Objection to pruning trees so defer to the experience of the tree officer.
23/00089/TRTPO	Land at Rowley Close	Approval	B.T.C have No Objection to pruning trees so defer to the experience of the tree officer
23/00319/FUL	89 Shepherds Lane	Approval	No Objection
23/00323/FUL	2 Mainprize Road	Approval	No Objection
23/00358/FUL	21 Nightingale Crescent	Approval	No Objection
23/00369/FUL	5 The Docks	Approval	No Objection
17/00245/FUL	St Michaels Church, Crowthorne Road	Withdrawn	No Objection
17/00246/LB	St Michaels Church Crowthorne Road	Withdrawn	No Objection
23/00078/FUL	Cherry Tree Cottage, 5 The Ridgeway	Approval	No Objection
23/00271/FUL	2 Shepherds Lane	Approval	B.T. Councillors have no objection to residents providing off road parking to help ease parking congestion in

			the area, they are concerned that the easy access Bus Stop outside this property should be moved and not lost as a facility.
23/00352/T	Gemini House, Downmill Road	Approval	No Objection
23/00370/FUL	103 Staplehurst	Approval	No Objection
23/00382/FUL	62 Beckford Avenue	Approval	No Objection
22/00994/FUL	14 Holly Spring Lane	Approval	No Objection
22/01050/FUL	Bracknell Leisure Centre	Approval	No Objection
23/00032/FUL	23 Lakeside	Approval	B.T Councillors recommend refusal: 1) Overdevelopment of this plot and out of character with surrounding properties in conflict with BTNP policy HO7. 2) This property has no parking facilities having already changed the use of the garage to an outbuilding, this means the property cannot comply with BFC parking standards at all. This part of the road already suffers from parking congestion and B.T.C have concerns about the road safety in this area.
23/00403/FUL	31 Holland Pines	Approval	No Objection

**P111 NOTICE OF APPEALS**

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2023 APP/R0335/W/23/3316562 – Noted.

**P112 OUTLINE PLANNING APPLICATIONS PRE-PLANNING**

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2023 Consultation Cornerstone 13335522 – Noted.

**P113 NOTICE OF TREE PRESERVATION ORDERS**

/ TPO 1395 – 12-14 Timline Green - Noted  
**2023** TPO 1396 – 52 Spinis - Noted  
TPO 1399 - Land rear of 53 & 54 Avebury – Noted.

**P114 ON STREET PARKING RESTRICTION PROPOSALS**

/ 5343-002 Juniper – waiting restrictions – Noted.  
**2023** 5343-003 Ringwood, Ringmead – waiting restrictions – Noted.  
5343-005 Bagshot Road – waiting restrictions – Noted.

**P115 DATE OF THE NEXT MEETING**

/ Tuesday 5th September 2023 at 6.30pm in the Council Chamber. Noted.  
**2023**

Sign:

Date: