



Bracknell Town Council

Planning Committee Tuesday, September 5, 2023

Date	Tuesday, September 5, 2023
Time	18:30 - 19:30
Location	Council Chamber
Present	Cllr Ellen Mac Hale, Cllr Lucy Young, Cllr Naheed Ejaz, Cllr Graham Firth
Apologies	Cllr Janet Cochrane & Cllr Jenny Penfold
Co-Opted	Cllr Jeffrey Gillbe
Observer	Cllr Guy Gillbe
Officers	Debbie Horton

Minutes

P115 / ATTENDANCE 2023

1. To receive apologies - Cllr Janet Cochrane, Cllr Jenny Penfold
2. Substitution – Cllr Naheed Ejaz & Cllr Graham Firth
3. Co-options – Cllr Jeffrey Gillbe

P116 / DECLARATIONS OF INTEREST 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

P117 / MINUTES To approve as a correct record the minutes of the last meeting. The minutes of the meeting held on the 15th of August 2023 were approved as a correct record.

P118 / MATTERS ARISING To discuss any matters arising not discussed elsewhere on the agenda. None

P119 PLANNING APPLICATIONS DEFERRED FROM 15TH AUGUST.

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2023

23/00500/FUL Priestwood & Garth Garages (Rear of 2 Shepherds Lane)

Proposed redevelopment of the site to provide 8 dwelling houses (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.

B.T Councilors recommend refusal for the following reasons:

- 1. The surrounding roads already suffer from major congestion, the number of cars per house in Bracknell has increased year by year but the parking spaces have not been provided to accommodate this increase leading to parking congestion in most of the roads in Bracknell. Shepherds Lane, Fraser Road & Ashridge Green already have cars parking on corners and need to park half on pathways to allow traffic to flow through.**
- 2. The garages already accommodate residents' cars parked to keep them off the surrounding roads, take away the garages and more cars will be forced to park out on the highway causing a bigger problem.**

B.T Councilors support more development by housing authorities providing affordable housing to residents of Bracknell but in a more suitable area, the parking issue needs addressing and solving for the residents that are already in situ before taking parking areas away and only providing for the new houses being built.

Councilors support all the residents' concerns about this development, remove the garages and provide more parking. B.T.C would like to see the highways report on this application with pictures to show the parking problems already suffered.

23/00501/FUL Priestwood & Garth Garage Block (Rear of Mostyn House) Merryhill Road

Redevelopment of the site to provide 11 dwelling houses, car parking, cycle parking, refuse and recycling storage, amenity space, landscaping and other associated works.

B.T Councilors recommend refusal for the following reasons:

- 1) The surrounding roads already suffer from major congestion, the number of cars per house in Bracknell has increased year by year but the parking spaces have not been provided to accommodate this increase leading to parking congestion in most of the roads in Bracknell. Merryhill Road, Hart Close and Horsneile Lane already have cars parking on corners and needing to park half on pathways to allow traffic to flow through.**
- 1) The garages in Merryhill Road already have cars randomly parked to keep them off the surrounding roads, take the garages away and more cars will be forced to park out on the highway causing a bigger problem.**

B.T Councilors support more development by housing authorities providing affordable housing to residents of Bracknell but in a more suitable area, the parking issue needs addressing and solving for the residents that are already in situ before taking parking areas away and only providing for the new houses being built.

Councilors support all the residents' concerns about this development, remove the garages and provide more parking. B.T.C would like to see the highways report on this application with pictures to show the parking problems already suffered.

P120 / 2023 TO CONSIDER PLANNING APPLICATIONS RECEIVED

- 23/00483/FUL** **Bullbrook** **2-3 The Sterling Centre,
Easthampstead Road**
Change of Use from B1 to B2 to allow operation as a vehicle repair centre with electric charging points.
B.T Councillors have no objection but would like to consider the residential flats in this road and restricted opening hours to allow quiet time for residents in evenings and Sundays.
- 23/00498/FUL** **Priestwood & Garth** **58 Binfield Road**
Erection of single storey rear extension. (Amendment to application 22/00870/FUL).
No Objection.
- 23/00503/FUL** **Priestwood & Garth** **32 Horsneile Lane**
Proposed erection of storage area attached to previously approved extensions.
No Objection.
- 23/00504/FUL** **Priestwood & Garth** **9 Fanes Close**
Proposed erection of first floor rear extension.
No Objection.
- 23/00514/3** **Great Hollands** **Street Record, Holland Pines**
Conversion of grass amenity land into 6 residential parking spaces.
No Objection.
- 23/00515/FUL** **Hanworth** **Street Record, Latimer**
Conversion of grass amenity land into 5 residential parking spaces.
Observation: Although B.T Councillors would like to see more parking provided they do have concerns on the public comments about the amenity land being a flood defence. Could the case officer look into this please.
- 23/00544/RTD** **Bullbrook** **Street Record, London Road**
Proposed removal and replacement of the existing 15.0m high street pole with proposed 20.0m high pole on new foundation, together with 6 antennas and associated ancillary works. Existing 2 cabinets to be upgraded internally.
No Objection.
- 23/00436/FUL** **Easthampstead & Wildridings** **6 Ennerdale**
Conversion of the existing 4 bed, two storey dwelling house into a self-contained 3 bed terrace dwelling house and a self-contained 2 bed terraced dwelling house each with separate entrances, parking and rear gardens.
B.T.C Recommend Refusal - Councillors see no reason to change their decision on this application as per our previous reply below and overbearing, oppressive in a small square and road safety parking all valid reasons for refusal.
B.T. Councillors Recommend Refusal – On close inspection the plans seem to be for 2 dwellings with separate front Entrances and no adjoining doors from the original dwelling to the 2-storey side extension, extending the property to a 5 bedroom or 2 separate dwellings with 5 bedrooms would impact on an area that already suffers from congested parking.

23/00462/PAS **Bullbrook** **Greenwood House,**
London Road

Proposed installation of photovoltaic panels on existing pitched roof.
No Objection.

23/00523/FUL **Priestwood & Garth** **39 Shepherds Lane**

Proposed erection of two storey side and single storey front extensions.
No Objection.

23/00531/FUL **Bullbrook** **46 Lily Hill Road**

Proposed erection of extensions to existing dwelling following partial demolition, sub-division of plot and erection of new detached 3-bedroom house plus dropped kerbs for associated off street parking.

B.T Councillors recommend refusal until the Thames Basin Health Special protection area objectives are adhered to.

23/00538/FUL **Priestwood & Garth** **37 Stoney Road**

Proposed erection of two storey side extension.
No Objection.

**P121 APPLICATIONS FOR PRIOR APPROVAL 23/00535/PAH Priestwood & Garth 18
/ Wilwood Road**

2023 Application for prior approval for the erection of single storey rear extension.

B.T.C are not able to comment at this stage of the application.

P122 DECISION NOTICES

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2023**

Application no	Address	BFB Decision	BTC Comments
22/00837/FUL	9 Stratfield	Approval	B.T Councillors recommend refusal for the following reasons: 1) This application cannot meet BFC parking standards due to the layout of the road in front of the property .
23/00439/PAH	89 Keldholme	Prior Approval HH is Granted	No Comment required on a PAH
23/00191/FUL	19 Tawfield	Approval	B.T. Councillors recommend refusal: 1) The plans contravene B.T.C Neighbourhood Plan policy HO1 2) No parking plan has

			been submitted; the amount of parking available does not conform with BFC standards for the size of the property.
23/00095/TRTPO	Land adjacent to 53 Spinis	Part Approval, Part Refusal	Observation: B.T Councillors concur with the decision of the tree officer.
23/00437/FUL	60 Binfield Road	Approval	No Objection
22/01031/A	Building 329 Doncastle Road	Grant with Extra Conditions (Adverts)	No Objection
23/00348/FUL	47 Tawfield	Approval	No Objection
23/00387/FUL	54 Beckford Avenue	Approval	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	38 Avebury	Approval	Observation: B.T Councillors do not object to this application, they do have concerns about adding an extra bedroom whilst losing a parking space.

P123 NOTICE OF TREE PRESERVATION ORDERS

/ TPO 1395 - Noted

2023 TPO 1396 - Noted

P124 DATE OF THE NEXT MEETING Tuesday 26th September 2023 at 6.30pm in the Council Chamber. Noted

2023

Sign:

Date: