



# Bracknell Town Council

## Planning Committee Tuesday, October 17, 2023

Date **Tuesday, October 17, 2023**  
Time **18:30 - 19:30**  
Location **Council Chamber**  
Present Cllr Kwabena Adutwum-Quaye, Cllr Janet Cochrane, Cllr Ellen Mac Hale,  
Cllr Jenny Penfold, Cllr Cath Thompson  
Apologies Cllr Lucy Young  
Virtual None  
Officers Debbie Horton

## Minutes

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### **P82 / ATTENDANCE 2023**

1. To receive apologies – Apologies received from Cllr Lucy Young
2. Substitution – Cllr Cath Thompson
3. Co-options - None

### **P83 / 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**

### **P84 / MINUTES** To approve as a correct record the minutes of the last meeting of 26th **2023** September 2023.

**The minutes of the meeting held on the 26<sup>th</sup> of September 2023 were approved as a correct record.**

### **P85 / MATTERS ARISING** To discuss any matters arising not discussed elsewhere on the agenda. **2023** None

### **P86 / TO CONSIDER PLANNING APPLICATIONS RECEIVED 2023**

**23/00569/FUL**                      **Bullbrook**                                      **36 Sycamore Rise**  
Proposed erection of part two storey part first floor rear extension.  
**No Objection.**

**23/00591/FUL**                      **Bullbrook**                                      **The Thatched Cottage, 27 Bay Road**  
Proposed erection of detached garage to replace existing garage.  
**No Objection.**

**23/00592/LB**                      **Bullbrook**                      **The Thatched Cottage, 27 Bay Road**  
Proposed erection of detached garage to replace existing garage.  
**No Objection.**

**23/00595/FUL**                      **Easthampstead & Wildridings**                      **25-36 Lingwood**  
Replacement of existing windows, rear doors, rainwater goods, fascias and soffits to PVCu.  
Replacement of existing roof coverings to new concrete tile.  
**No Objection.**

**23/00192/TRTPO**                      **Great Hollands**                      **Land rear of Aysgarth**  
**(Great Hollands Road)**  
TPO 1206 – Application to prune 4 trees.  
**Observation: B.T.C have No Objection to pruning trees so defer to the experience of the tree officer.**

**23/00539/FUL**                      **Jennetts Park**                      **51 Falcon Way**  
Erection of single storey rear extension and front porch extension.  
**No Objection.**

**23/00621/A**                      **Town Centre & The Parks**                      **Unit 1 Amber House Market Street**  
Proposed display of 5 internally illuminated fascia signs and 2 unilluminated fascias.  
**No Objection.**

**23/00622/LDC**                      **Great Hollands**                      **Pinewood Caravan Park**  
Certificate of Lawfulness of Existing Use for Use of land for recreation and amenity purposes ancillary to Caravan Site.  
**No Objection.**

**23/00206/TRTPO**                      **Town Centre & The Parks**                      **Al Dara, Ranelagh Drive**  
TPO 753 – Application to prune 4 trees.  
**Observation: B.T.C have No Objection to pruning trees so defer to the experience of the tree officer.**

**23/00533/FUL**                      **Great Hollands**                      **36 Ardingly**  
The demolition of an existing attached single garage and car port and subsequent sub-division of the existing curtilage to allow for the erection of a new two storey, detached dwelling and driveway entrance.  
**Recommend Refusal. B.T. Councillors recommend refusal for the following reasons:**

- 1. Out of character with all other properties in this street, the proposed development will change the street scene contravening BTNP Policy HO 4. BTC would not like to see this set precedence for other properties to follow this trend of squeezing new properties in this street.**
- 2. The arboricultural report highlights the new dwelling will encroach the root protection area and canopy of 3 trees on Bracknell Forest land. These trees are planted to keep Bracknell Forest green and defer traffic noise for houses next to a main thoroughfare.**

**23/00655/LB**                      **Priestwood & Garth**                      **Lynwood Cottage, Goughs Lane**  
Application for retrospective Listed Building Consent for a swimming pool  
**No Objection.**

**P87 / PRE-PLANNING CONSULTATION - Cornerstone 13236523 - Noted  
2023**

**P88 / NOTICE OF APPEALS - 21/00674/FUL Chussex,  
2023** Crowthorne Road - APP/R0335/W/23/3330085  
Proposed erection of 2 storey building providing 5 x 1 bed flats and 1 x 2 bed flat with associated parking, refuse and cycle store, following removal of existing bungalow and ancillary building.

**Noted**

**P89 / DECISION NOTICES  
2023**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
23/00462/PAS	JDP International, Greenwood House	Prior Approval Solar Panels not required	No Objection
23/00544/RTD	Land for Base Station, London Road	Approval	No Objection
23/00315/FUL	Land at East Lodge	Approval	B.T Councillors recommend refusal for the following reasons: Councillors support the highways recommendation on this application. This is a busy pedestrian/cycle highway on a school route as well as a busy main road through the estate. Gates would cause a delay in vehicles entering and hold up traffic and impact pedestrian/cycle safety.
23/00333/LB	Old Oak Court, West Road, Wokingham	Approval	No Objection
23/00356/FUL	52 Park Road	Refusal	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.
23/00420/FUL	105 Viking	Approval	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.
23/00141/TRTPO	1 TC, Western Road	Approval	B.T.C defer to the experience of the tree officer.
23/00473/FUL	96 Quintilis	Approval	No Objection
23/00498/FUL	58 Binfield Road	Approval	No Objection.
23/00523/FUL	39 Shepherds Lane	Approval	No Objection.
22/00671/OUT	Qatamon, Pollardrow Avenue	Approved and Legal Agreement Signed	Recommend Refusal. B.T. Councillors recommend refusal for the following reasons: 1) Overbearing - the scale of the proposed development will be oppressive and out of character with the rest of the properties in this small lane consisting of 4 more bungalows. 2) Principal & Road Safety - B.T.C feel this lane would be more suited to a single dwelling in keeping with the size and capacity for traffic in this more rural end of the lane.
23/00415/FUL	4 Burnham Grove	Refusal	No objection.
23/00534/FUL	89 Shepherds Lane	Approval	No objection.

**Noted**

**P90 / DATE OF THE NEXT MEETING**

**2023** Tuesday 7th November 2023 at 6.30pm in the Council Chamber. **Noted**

**Date of the next Meeting: 7<sup>th</sup> November 2023 Council Chamber Brooke House**

Sign:

Date: