



Bracknell Town Council

Planning [In-person] Tuesday July 2 2024

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning committee** in the **Council Chamber** on the **Tuesday July 2 2024** at **18:30 - 19:30**.

Please note that this is a face-to-face meeting and if Councillors attend virtually this will not be counted as attendance and they will not be able to vote.

The meeting is open to the press and the public, who may join either in person or virtually.

Yours sincerely,

Jackie Burgess

Jackie Burgess
Town Clerk

AGENDA

P177 / 2024 - Attendance

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

P178 / 2024 - 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

P179 / 2024 - Minutes

To approve as a correct record the minutes of the last meeting held on Tuesday 11th June 2024.

Attachments

[2024-06-11 - Planning \[In-person\] - Minutes.pdf](#)

P180 / 2024 - Matters Arising

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



Bracknell Town Council

Planning [In-person] Tuesday, June 11, 2024

Date **Tuesday, June 11, 2024**
Time **18:30 - 19:30**
Location **Council Chamber**
Present Cllr Kwabena Adu-Quaye (Chair), Cllr Janet Cochrane, Cllr Jenny Penfold,
Cllr Lucy Young
Apologies Cllr Ellen McHale
Virtual None
Officers Debbie Horton

Minutes

P168 ATTENDANCE

/

- 2024
1. To receive apologies - Cllr Ellen McHale
 2. Substitution- None
 3. Co-options - None

P169 DECLARATIONS OF INTEREST

/

- 2024 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**

P170 **MINUTES** To approve as a correct record the minutes of the last meeting held on Tuesday 21st May 2024

/

2024 **The minutes of the meeting held on the 21st of May 2024 were approved as a correct record.**

P171 **MATTERS ARISING** To discuss any matters arising not discussed elsewhere on the agenda.

/

2024 **None**

P172 TO CONSIDER PLANNING APPLICATIONS RECEIVED

/

2024 **24/00243/FUL** **Town Centre & The Parks** **26 High Street**
Subdivision of the existing retail unit to create 2 retail units (Retrospective).
No Objection

- 24/00276/LB** **Town Centre & The Parks** **36 High Street**
Listed building consent for the drilling of a hole to accommodate a cable.
No Objection
- 24/00293/FUL** **Binfield South & Jennett's Park** **Richmond House, Oldbury**
Reconstruction of existing external fire escape to serve the first floor, as well as the ground floor as at present.
No Objection
- 24/00298/FUL** **Priestwood & Garth** **31 Makepiece Road**
Proposed erection of single storey rear extension.
No Objection
- 24/00322/PAE** **Priestwood & Garth** **RSA House, Western Road**
Application for Prior Approval for the proposed change of use from Commercial. Business and Service (Use Class E) to dwellinghouses (Use Class C3) to form 53 apartments.
No Comment at this stage in the application.
- 24/00291/FUL** **Great Hollands** **61 Ashbourne**
Proposed single storey extension to the front following the demolition of the existing.
No Objection
- 24/00296/FUL** **Great Hollands** **112 Vandyke**
Proposed rear facing box dormer at first floor level.
No Objection
- 24/00299/FUL** **Priestwood & Garth** **19 Albert Road**
Proposed erection of front porch extension, erection of part single storey rear / part 2 storey rear extensions plus internal and fenestration alterations.
No Objection
- 24/00302/FUL** **Easthampstead & Wildridings** **48 South Lynn Crescent**
Proposed erection of part single storey part two storey side extension plus conversion of existing garage into habitable accommodation.
No Objection
- 24/00303/FUL** **Harmans Water and Crown Wood** **Yorkdale, London Road**
Proposed two storey side and rear extension and single storey rear extension with 2 roof windows.
No Objection
- 24/00304/FUL** **Great Hollands** **82 Wroxham**
Proposed erection of single storey rear extension.
No Objection
- 24/00307/FUL** **Priestwood & Garth** **24 Makepiece Road**
Proposed erection of single storey front porch extension, part single storey part two storey rear and first floor side extensions.
No Objection

24/00309/FUL

Hanworth

**Royal County of Berkshire
Racquet and Health Club**

Application for two padel courts, ancillary terrace area and associated floodlighting.

B.T. Councillors recommend refusal on several accounts:

B.T.C encourage leisure activities but not at the expense of surrounding residents, a suitable solution should be sought,

1) Loss of privacy – the residents already suffer from this due to all the vegetation between them and the health club being removed by the B.F.C as part of their programme to improve the type of vegetation planted in their woodland areas. New padel courts will mean the residents have even less privacy.

2) Disturbance - Due to the growing popularity of padel tennis, B.T.C have concerns for the residents about the constant noise of the padel racquets and competitors, the Club is open until 11.00pm. Councillors feel this is too late for nearby residents and suggest an earlier finishing time for these courts. Acoustic fencing with a suitable height and density would be a good solution to protect residents from too much sound/noise.

3) The courts will need lighting from 3-4pm in the winter hours, another consideration for surrounding residents on the time the lights should be turned off.

4) The application states 2 padel courts, the amended plan 03/06/2024 now seems to show 3 padel courts, increasing the number of competitors.

24/00224/3

Priestwood & Garth

Larchwood 10 Portman Close

Replacement of existing 2.1m high fence and gates with a 2.4m high anti-climb fence and gates.

No Objection

24/00310/FUL

Town Centre & The Parks

3 Friendship Way

Retrospective application for change of use from amenity land to parking space.

No Objection

24/00345/OBS Town Centre & The Parks Hampshire Water Transfer and Recycling Project Hampshire RG12 1JD

Please make any comments to the Consulting Authority. Contact details as follows.

**Consulting
Authority**

Southern Water, Southern House, Yeoman Road, Worthing,
BN134 3NX

Email: FeedbackHWTWRP@southernwater.co.uk

Website: www.HampshireWTWRP.co.uk

Post: FREEPOST HAMPSHIRE WTW RP CONSULTATION

Noted by Councillors for their comments to Southern Water.

P173 DECISION NOTICES

**/
2024**

Application no	Address	BFB Decision	BTC Comments
24/00099/FUL	Elm Cottage, 21 Folders Lane	Approval	No Objection
24/00173/FUL	106 Staplehurst	Approval	No Objection
24/00192/FUL	64 Lingwood	Approval	No Objection
23/00736/FUL	41 Redvers Road	Approval	No Objection
24/00217/FUL	5 High Street	Approval	No Objection
22/00590/FUL	20 Anneforde Place	Withdrawn	B.T Councillors recommend refusal for the following reasons: 1) Parking, road safety and access problems A) This property can only supply one parking space for this property which falls way below the BFC parking standard of 3 spaces. This street already suffers from parking congestion particularly on this bend where properties have no access to provide driveways. B) There is no direct vehicle access to the site so any demolition or building materials will be taken via the half garage space at the rear of the property causing complete disruption and blocking vehicle access to residents' garages. The local allotments also share vehicle access through the garage block, they are in constant use in all seasons this would also block entry to the allotment's car parking area. Alternatively, this already busy street will be blocked preventing residents parking or approaching their properties, either solution impacts on road safety.
24/00203/FUL	Meadow Vale Primary School	Approval	No Objection

24/00232/FUL	23 Meadow Way	Approval	No Objection
24/00246/FUL32	Longwater Road	Approval	No Objection

P174 APPLICATIONS FOR PRIOR APPROVAL

/ 2024 **24/00322/PAE** **Priestwood & Garth** **RSA House, Western Road**

Application for Prior Approval for the proposed change of use from Commercial. Business and Service (Use Class E) to dwellinghouses (Use Class C3) to form 53 apartments.

Noted

24/00329/PAE **Town Centre and the Parks** **12 High Street**

Prior approval application for proposed change of use from Commercial, Business and Service (Use Class E) to three 1 bed flats (Use Class C3).

Noted

P175 NOTICE OF APPEALS APPEAL - APP/R0335/W/24/3340165 - 23/00533/FUL - 36 Ardingly

/ 2024 **Noted**

P176 DATE OF THE NEXT MEETING Tuesday 2nd July 2024 at 6.30pm in the Council Chamber.

/ 2024 **Noted**

Sign:

Date:

P181 / 2024 - To consider Planning Applications received

24/00315/FUL Harmans Water & Crown Wood 40 Nettlecombe

Proposed erection of single storey front extension.

24/00317/FUL Harmans Water & Crown Wood 2 Heathermount

Proposed single storey front extension.

24/00318/FUL Harmans Water & Crown Wood 23 Oakdale

Proposed single storey front extension and roof overhang.

24/00321/FUL Priestwood & Garth 16 Woodland Crescent

Proposed front first floor extension.

24/00362/PAH Easthampstead & Wildridings 34 Redvers Road

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

24/00314/FUL Priestwood & Garth Tarnwell, Downshire Way

Proposed conversion of existing garage into habitable accommodation and erection of front porch extension.

24/00335/FUL Hanworth 23 Liscombe

Proposed erection of two storey front/side extension with ground and first floor side windows and front rooflight.

24/00351/FUL Priestwood & Garth 26 Warfield Road

Retention of entrance gates.

24/00086/TRPO Easthampstead & Wildridings The Rectory, Crowthorne Road

TPO 1292 – prune 2 trees.

24/00386/PARC Harmans Water & Crown Wood Lavenir, Opladen Way

Prior notification requirement under Class AA of Part 20 of the GDPO for two storey roof extension to form 42 apartments.

24/00339/LB Town Centre & The Parks The Old Manor, Grenville Place

Proposed internal alterations to remove the ale store and extend the existing ground floor long bar with proposed adjacent wash up facility.

24/00340/FUL Town Centre & The Parks 20 Princess Square

Proposed change of use from Class E (Commercial) to Sui Generis Amusement Centre.

24/00341/A

Town Centre & The Parks

20 Princess Square

Proposed signage on front of shop “High Score Arcades” window vinyl on company logo and opening times.

24/00089/TRTPO

Harmans Water & Crown Wood

Front of 6 Littledale Close

TPO 1077 – Application to prune 1 tree.

P182 / 2024 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
22/00598/FUL	20 Anneforde Place	Withdrawn	<p>B.T Councillors recommend refusal for the following reasons:</p> <p>1. Parking, road safety and access problems</p> <p>(a) This property can only supply one parking space for this property which falls way below the BFC parking standard of 2 spaces per property for new builds. This street already suffers from parking congestion particularly on this bend where properties have no access to provide driveways.</p> <p>(b) There is no direct vehicle access to the site so any demolition or building materials will be taken via the half garage space at the rear of the property causing complete disruption and blocking vehicle access to residents’ garages. The local allotments also share vehicle access through the garage block, they are in constant use in all seasons this would also block entry to the allotment’s car parking area. Alternatively, this already busy street will be blocked preventing residents parking or approaching their properties, either solution impacts on road safety. B.T.</p>

			<p>Councillors would like to see a Highways consultation on this application. BFC Blank Parish/Town Council Consultation Response Template 09/11 2)</p> <p>Overbearing in scale BTNP policy HO5 Infill development of private gardens supports the preservation of green space between developments to provide wildlife connectivity.</p> <p>3. This new build conflicts with BTNP policy HO6 requiring best practice energy efficiency and generation.</p> <p>4. B.T.C completely support neighbouring residents' objections and comments.</p>
23/00438/FUL	Bracknell Beeches, Old Bracknell Lane West	Approved and Legal Agreement Signed	No Objection
23/00833/FUL	6 Denham Grove	Approval	No Objection
24/00175/FUL	Woodlea, Broad Lane	Approval	No Objection
24/00053/TRTPO	The Royal Oak, Bay Road	Part Approval, Part Refusal	Observation: B.T Councillors would like to ask the tree officer to check the recommended reduction for pruning is adhered to.
24/00219/FUL	3 Beverley Road	Approval	No Objection
24/00244/FUL	27 Ripplesmere	Approval	No Objection
20/00986/FUL	1 Windmill Road	Approved and Legal Agreement Signed	No Objection
23/00430/FUL	56 Oldstead	Approval	No Objection
24/00036/FUL	182 Juniper	Withdrawn	No Objection

24/00111/FUL	2 Arden Close	Approval	No Objection
24/00144/FUL	Jennets Park Café	Approval	No Objection
24/00179/FUL	2 Easthampstead WPC Cottages Old Wokingham Road	Approval	No Objection
24/00197/FUL	20 Park Road	Approval	No Objection
24/00259/FUL	Coryletum, Crowthorne Road	Refusal	No Objection
22/00945/FUL	Hambledon Court and Hurley Court, Woodmere	Withdrawn	No Objection
24/00029/TRTPO	123 Oakengates	Approval	Observation: B.T. Councillors would concur with the Tree Officer's decision on this application due to their expert knowledge.
24/00065/TRTPO	13 Gainsborough	Approval	Observation: B.T. Councillors would concur with the Tree Officer's decision on this application due to their expert knowledge.
24/00293/FUL	Richmond House, Oldbury	Approval	No Objection

P183 / 2024 - Applications for Prior Approval

24/00362/PAH Easthampstead & Wildridings 34 Redvers Road

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

P184 / 2024 - Notice of Tree Preservation Orders

Tree Preservation Order 1403 - Land at 1 Cumberland Drive Bracknell Berkshire

Attachments

[TPO 1403 Confirmed Order and Plan 18 06 24.pdf](#)

[TPO 1403 Notice of Confirmation Bracknell Town Council.docx](#)

P185 / 2024 - Notice of Appeals

23/00411/FUL Ascot House Rectory Close Bracknell

Attachments

[Bracknell Town Council Appeal Notification.pdf](#)

P186 / 2024 - Date of the next meeting

Date of the next Meeting: Tuesday 23rd July 2024 Council Chamber Brooke House

TOWN AND COUNTRY PLANNING ACT 1990

TREE PRESERVATION ORDER 1403

**Land at 1 Cumberland Drive, 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 at 1 Cumberland Drive, 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

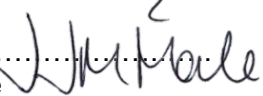
Dated this **14/12/2023** and signed on behalf of the Bracknell Forest Borough Council: -

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 18/06/2024

Signed on behalf of the Bracknell Forest Council

Signature: - 
Name: - Jo Male
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 / Jo Male
Position: - Director: Place / 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 / Jo Male
Position: - Director: Place / 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 / Jo Male
Position: - Director: Place / Assistant Director: Planning
(Authorised by the Council to sign in that behalf)

**SCHEDULE
SPECIFICATION OF TREES**

Land at 1 Cumberland Drive, Bracknell, Berkshire - 2023

Reference on map	Description	Situation
Trees specified individually (encircled in solid black on the map)		
T1	Oak	Rear garden of 1 Cumberland Drive
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 1403**

**Land at 1 Cumberland Drive,
Bracknell, Berkshire – 2023**

Key:

Trees specified individually (T): -

T1 Oak

Drawn By

Date

Scale @ A4

GM

14/12/2023

1:500

OS co-ordinates (Centre of plan)
488 169

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

Bracknell Town Council

Date: 19/06/24
Our Ref: TPO 1403

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

**Tree Preservation Order 1403 -
Land at 1 Cumberland Drive Bracknell Berkshire - 2023**

On **14/12/23** the Council made the above Tree Preservation Order and sent you a copy. As per regulations in the Act, the Council has considered whether or not the order should be confirmed (in other words, made permanent) or not. The Council considered any representations (including objections) from persons affected by the Order before reaching a decision.

Accordingly, on **18/06/24** under Delegated Authority the Order was confirmed without modification. A copy of the final order is enclosed.

In the case of confirmation, what was a temporary protection has now been confirmed as permanent and in simple terms, it prohibits anyone from cutting down, topping, lopping, wilfully damaging, wilfully destroying or permitting any such works to the trees described in the order and shown on the map, without obtaining the Council's written consent.

If you want to apply for consent, go online at <https://www.bracknell-forest.gov.uk/parks-and-countryside/trees/tree-preservation-orders-tpos/make-application-work-tree>. If not, then you can contact the Customer Service Centre on 01344 352000 for a 'TPO Application Form'.

If you disagree with our decision you can challenge it, within 6 weeks of this notice, by applying to the High Court under sections 284 and 288 of the Town & Country Planning Act 1990. You can apply to the High Court if you believe: -

1. The order is not within the powers of the Town & Country Planning Act 1990; or
2. The requirements of the Town & Country Planning (Tree Preservation) (England) Regulations 2012 have not been met.

Yours sincerely



Jasper Fulford-Dobson - Principal Tree Officer
Place Planning and Regeneration
Tel. 01344 354115
jasper.fullford-dobson@bracknell-forest.gov.uk



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

25th June 2024

Dear Clerk To The Town Council

Town and Country Planning Act 1990

An appeal has been lodged with the Planning Inspectorate against the refusal by Bracknell Forest Borough Council in respect of the undermentioned proposal:-

Appellant: Amir Govani
Site Address: Ascot House Rectory Close Bracknell
Proposal: Change of use from large HMO (sui generis) to C2 Use Class (Residential Institution) of main building on site and retention of outbuilding.
P.I. Reference: APP/R0335/W/24/3343037
Our Reference: 23/00411/FUL

The appeal will be dealt with by means of **Written Representations**.

As you have been consulted on the planning application, you are again invited to comment on the proposal. (Any previous comments made at the application stage have already been forwarded to the Planning Inspectorate).

If you wish to make comments or modify/withdraw your previous representation you can do so on the Planning Inspectorate Website <https://acp.planninginspectorate.gov.uk>.

Alternatively if you do not have access to the internet, you can send **one copy** to:
Stephen Bartle
The Planning Inspectorate
Room 3B Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 25th July 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/R0335/W/24/3343037.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

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 information you have provided will be used for planning purposes only and will be handled in accordance with the Data Protection Act 1998 and the General Data Protection Regulation (GDPR) 2018.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

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

Shelley Clark

Senior Planning Officer
Planning and Transport
email shelley.clark@bracknell-forest.gov.uk
Direct Line 01344 351107

PLACE PLANNING AND REGENERATION

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

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