



# Bracknell Town Council

## Planning [In-person] Tuesday August 13 2024

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning [In-person]** in the **Council Chamber** on the **Tuesday August 13 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

### **P195 / 2024 - Attendance**

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

### **P196 / 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

### **P197 / 2024 - Minutes**

To approve as a correct record the minutes of the last meeting held on Tuesday 23rd July 2024.

Attachments

[Meeting minutes - 2024-07-23](#)

### **P198 / 2024 - Matters Arising**

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



# Bracknell Town Council

## Planning [In-person] Tuesday, July 23, 2024

Date **Tuesday, July 23, 2024**  
Time **18:30 - 19:30**  
Location **Council Chamber**  
Present Cllr Janet Cochrane, Cllr Ellen MacHale, Cllr Jenny Penfold, Cllr Cath Thompson,  
Cllr Lucy Young  
Apologies Cllr Kwabena Adu-Quaye  
Virtual  
Officers Debbie Horton

## Minutes

---

### **P187 ATTENDANCE**

/

- 2024**
1. To receive apologies - Cllr Kwabena Adu-Quaye
  2. Substitution - None
  3. Co-options - None

### **P188 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**

**P189 MINUTES** To approve as a correct record the minutes of the last meeting held on Tuesday  
/ 2nd July 2024.

**2024** **The minutes of the meeting held on the 11th of June 2024 were approved as a correct record.**

**P190 MATTERS ARISING** To discuss any matters arising not discussed elsewhere on the agenda.

/

**2024** **None**

**P191 TO CONSIDER PLANNING APPLICATIONS RECEIVED**

**/**

**2024**

**24/00311/FUL Hanworth 28 Qualitas**  
Proposed erection of single storey rear extension and installation of pitched roof to existing front flat roof dormer.  
**No Objection**

**24/00337/FUL Priestwood & Garth 37 Bull Lane**  
Proposed conversion of existing 3-bedroom dwelling to 2 flats (1 x 3-bedroom flat and 1 x 2-bedroom flat) following the erection of a single storey rear extension and loft conversion with rear dormer and rooflights to front.

**B.T. Councillors recommend refusal:**

- 1) Overbearing scale of this property in a terrace setting.**
- 2) Out of character with surrounding properties.**
- 3) Unable to provide enough parking spaces to comply with BFC parking standards for the proposed development.**
- 4) Compromise of road safety for pedestrians including many students/children who use the as a main highway to the local college/ schools, this road already suffers major congestion in both directions with cars queuing on the adjacent dual carriageway parental traffic.**

**24/00343/FUL Easthampstead & Wildridings 50 Balfour Crescent**  
Proposed erection of single storey rear / side extension and front porch.  
**No Objection**

**24/00363/FUL Great Hollands 10 Ardingly**  
Proposed single storey side and rear extension following demolition of existing conservatory.  
**No Objection**

**24/00370/FUL Bullbrook 11 Hawkins Close**  
Proposed conversion of existing garage space to habitable space and erection of first floor extension over existing garage.  
**No Objection**

**24/00371/FUL Town Centre & The Parks 61 Vulcan Drive**  
Proposed erection of single storey rear extension following demolition of the existing conservatory plus fenestration alterations.  
**No Objection**

**24/00377/FUL Hanworth 122 Jameston**  
Proposed single storey extension to form front porch.  
**No Objection**

**24/00378/FUL                      Town Centre & The Parks                      2 Vulcan Drive**

Proposed garage conversion.

**B.T. Councillors recommend refusal:**

- 1) Unable to comply with BFC parking standards, the parking plan is not a true reflection of the space needed and it obstructs the access of other residents.**
- 2) This estate was supposed to provide off-street parking to improve road safety, it already suffers from a lack of parking spaces causing excessive on-street parking. B.T.C would like to see more parking not less.**

**24/00094/TRTPO                      Harmans Water & Crown Wood                      19 Pankhurst Drive**

TPO 1259 – Application to prune 2 trees.

**Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.**

**24/00098/TRTPO                      Harmans Water & Crown Wood                      6 Old Tollgate Close**

TPO 740 – Application to prune 2 and fell 5 trees.

**B.T Councillors prefer to see trees pruned rather than felled but would concur with the tree officers experienced decision.**

**24/00411/A                      Town Centre & The Parks                      Time Square, Market Street**

Display of a Pride Progress flag on the existing flagpole annually from the 1 June to 30 June.

**No Objection**

**24/00056/TRTPO                      Easthampstead & Wildridings                      2 Budham Way**

TPO 721 – Application to prune 1 tree.

**Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.**

**24/00369/FUL                      Bullbrook                      1 Star Cottages, Broad Lane**

Proposed construction of single storey rear extension, alterations to roof of lean-to from sloping to flat roof,

**No Objection**

**24/00395/FUL                      Easthampstead & Wildridings                      5 Lauradale**

Proposed enclosure of private garden by a fence.

**B.T. Councillors recommend refusal:**

**Councillors do not want a precedent to be set of letting public amenity land be taken as private gardens. As with most roads in this estate they suffer from having a lack of parking spaces, B.T C would like to see this land used to provide another parking space benefiting all residents.**

**24/00396/FUL**

**Bullbrook**

**8 Martins Lane**

Proposed single storey front extension with mono-pitched roof and 1 rooflight window plus replacement of existing garage flat roof with mono-pitched roof.

**No Objection**

**P192 DECISION NOTICES**

**/  
2024**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
24/00214/FUL	Walnut House, Larges Bridge Drive	Approval	No Objection
24/00235/FUL	4 Burnham Grove	Approval	No Objection
24/00243/FUL	26 High Street	Approval	No Objection
24/00251/FUL	Tree Tops, 3 Cumberland Drive	Withdrawn	No Objection
24/00298/FUL	31 Makepiece Road	Approval	No Objection
22/00549/FUL	20 Anneforde Place	Refusal	BTC Response: Recommend Refusal – The position this house is in has no vehicular access, one garage in the block behind the house does not conform to BFC parking standards, any other vehicles will be street parked. BTC do not accept renting another garage as a long-term solution this can be given up or repossessed at any time, the surrounding houses already suffer from street parking congestion, extending this property will exacerbate this problem.
24/00065/A	26B High Street	Approval	No Objection
24/00276/LB	36 High Street	Approval	No Objection
24/00296/FUL	112 Vandyke	Approval	No Objection
24/00318/FUL	23 Oakdale	Approval	No Objection

22/00129/FUL	41 Braccan Walk	Withdrawn	No Objection
24/00104/FUL	24 Cherbury Close	Approval	B.T Councillors recommend refusal this would take up a significant part of the property's garden. 1) Overlooking neighbouring properties. 2) Out of Character in these surroundings. 3) Councillors would not wish to set a precedent that may be followed by other local properties that also do not have sufficient garden space.
24/00291/FUL	61 Ashbourne	Approval	No Objection
24/00302/FUL	48 South Lynn Crescent	Approval	No Objection
24/00307/FUL	24 Makepiece Road	Approval	No Objection
24/00329/PAE	12 High Street	COU PA Class E to C3 REFUSED	Prior Approval: Consultees do not comment until an application is received.
24/00362/PAH	34 Redvers Road	Prior Approval HH Not Required	Prior Approval: Consultees do not comment until an application is received.

**Noted**

**P193 NOTICE OF TREE PRESERVATION ORDERS**

**/**  
**2024 TPO 1415 – Land to the south of Pinewood Caravan Park, Old Wokingham Road, Bracknell - 2024**

**Noted**

**P194 DATE OF THE NEXT MEETING** Tuesday 13th August 2024 at 6.30pm in the Council Chamber.

**/**  
**2024 Noted**

Sign:

Date:

## **P199 / 2024 - To consider Planning Applications received**

**24/00406/FUL                      Binfield South & Jennett's Park                      16 Kingfisher Chase**

Proposed single storey rear extension.

**24/00407/A                      Town Centre & The Parks                      25 High Street**

Installation of illuminated replacement fascia and projecting signs.

**24/00423/FUL                      Binfield South & Jennett's Park                      Daler Rowney, Peacock Lane**

Proposed single storey side extension to existing warehouse for compressor room serving new equipment within adjacent warehouse area.

**24/00431/FUL                      Harmans Water & Crown Wood                      25 Harmans Water Road**

Proposed front porch extension and changes to fenestration.

**24/00435/FUL                      Harmans Water & Crown Wood                      46 Oakdale**

Installation of air source heat pump in front of property.

**24/00481/PAH                      Town Centre & The Parks                      27 Nicholson Park**

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

**24/00448/FUL                      Bullbrook                      Springoaks, 5 Flint Grove**

Proposed erection of single storey rear extension, front infill extension plus conversion of existing garage.

**24/00449/FUL                      Easthampstead & Wildridings                      18 Threshfield**

Proposed single storey rear extension, following removal of conservatory, and first floor dormer roof and window above.

**24/00418/FUL                      Hanworth                      39 Juniper**

Proposed single storey side and rear extension.

**24/0015/TRTPO                      Easthampstead & Wildridings                      9 Jackson Close**

TPO 755 – Application to prune 1 tree.

**24/00451/FUL                      Great Hollands                      Wooden Hill Primary School**

Proposed erection of building for creation of SEND environment.

**24/00467/FUL                      Town Centre & The Parks                      Darwin, 2D Woodridge Close**

Proposed erection of pitched roof dormer window on front roof slope.

## P200 / 2024 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
24/00034/TRTPO	5 Goughs Lane	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.
24/00057/TRTPO	5 Lutterworth Close	Refusal	B.T. Councillors would like a to see a caveat set in place to ensure the two trees that are proposed for removal replaced with smaller trees or shrubs for the purpose soaking up water and preventing contributing to flooding, due to our weather conditions are becoming ever wetter.
24/00314/FUL	Tarnwell, Downshire Way	Approval	Observation: B.T Councillors agree with the Highways report on this application and would not recommend approval until this has been resolved.
24/00317/FUL	2 Heathermount	Refusal	No Objection
24/00321/FUL	16 Woodland Crescent	Approval	No Objection
24/00303/FUL	Yorkdale, London Road	Approval	No Objection
24/00310/FUL	3 Friendship Way	Approval	No Objection
24/00311/FUL	28 Qualitas	Approval	No Objection
24/00322/PAE	RSA House, Western Road	COU PA Class E to C3 Refused	No Comment at this stage in the application.
24/00335/FUL	23 Liscombe	Approval	Observation: B.T Councillors agree with the Highways report on this application and would not recommend approval until this has been resolved.



24/00339/LB	The Old Manor, Grenville Place	Approval	No Objection
24/00363/FUL	10 Ardingly	Approval	No Objection
24/00371/FUL	61 Vulcan Drive	Approval	No Objection
24/00377/FUL	122 Jameston	Approval	No Objection

## **P201 / 2024 - Applications for Prior Approval**

**24/00481/PAH**

**Town Centre & The Parks**

**27 Nicholson Park**

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

## **P202 / 2024 - Notice of Tree Preservation Orders**

### **Tree Preservation Order: TPO 1418**

Attachments

[TPO 1418 ORDER DOCUMENT - PROVISIONAL.pdf](#)

[TPO\\_1418 Notice of TPO - Bracknell Town Council.docx](#)

## **P203 / 2024 - Date of the next meeting**

Tuesday 3rd September 2024 at 6.30pm in the Council Chamber.

# TOWN AND COUNTRY PLANNING ACT 1990

## TREE PRESERVATION ORDER 1418

### Land at 3 Furzemoors, Bracknell – 2024



---

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 3 Furzemoors, Bracknell, RG12 7HT – 2024

#### **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.

#### **Reason for this Order**

- 5.** To help safeguard trees in the interests of amenity and biodiversity of the area. The subject tree makes an important contribution to the landscape character and appearance of the area and is at risk from unjustified, premature removal or potential of inappropriate management that could adversely affect its values.

**CREATION OF ORDER**

Dated this **02<sup>nd</sup> August 2024** and signed on behalf of the 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)

**CONFIRMATION OF ORDER**

This Order was confirmed by Bracknell Forest Borough Council **[subject to the modifications as indicated by (red) amended text]** on the **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)

**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)

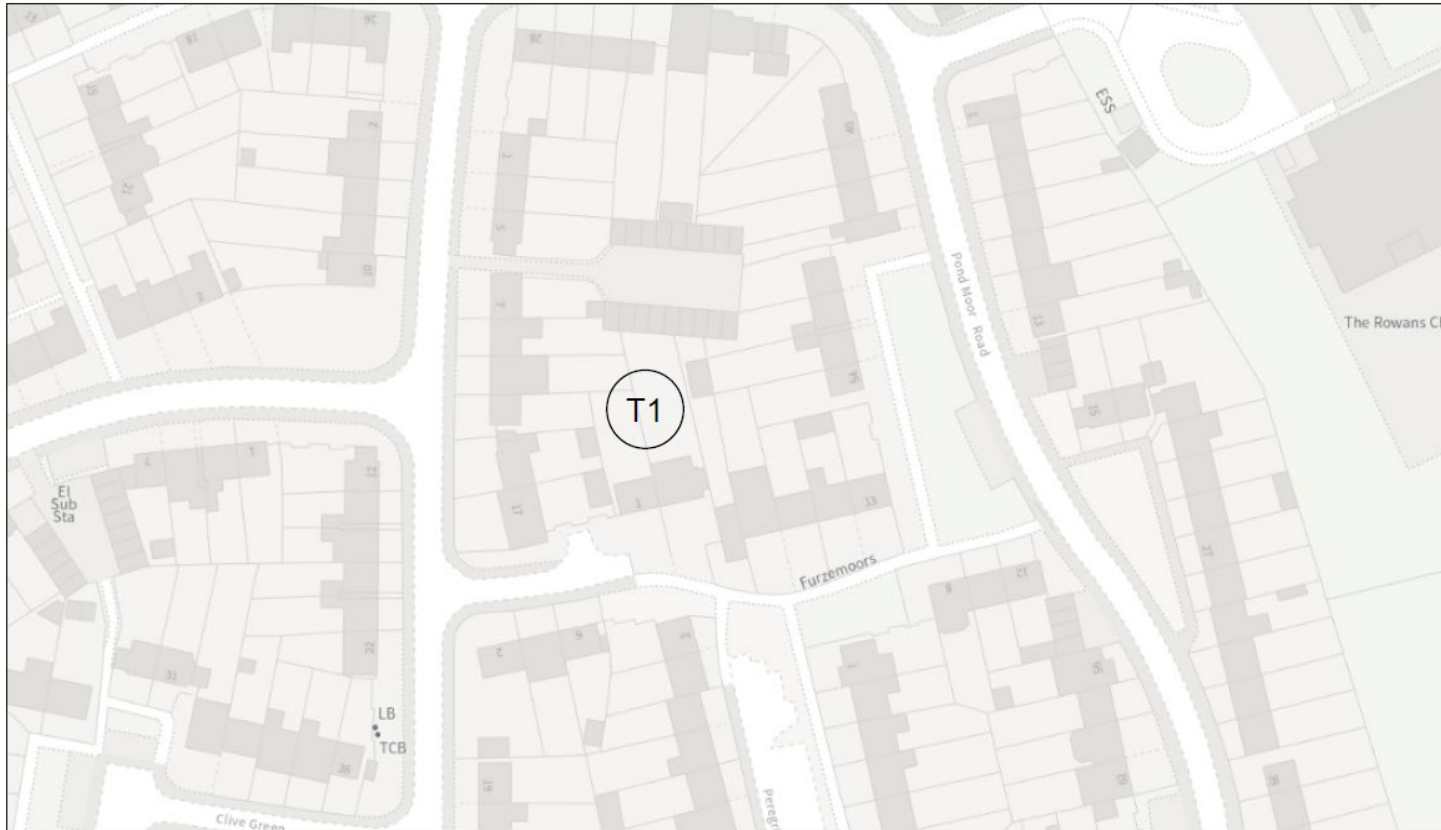
**SCHEDULE  
SPECIFICATION OF TREES**

**Land at 3 Furzemoors, Bracknell – 2024**

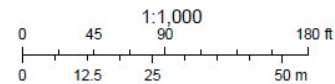
Reference on map	Description	Situation
<b>Trees specified individually</b> (encircled in solid black on the map)		
T1	Oak	Rear garden of 3 Furzemoors
<b>Groups of trees</b> (within a broken black line on the map)		
G1	none	n/a
<b>Woodlands</b> (within a continuous black line on the map)		
W1	none	n/a
<b>Trees specified by reference to an area</b> (within a dotted black line on the map)		
A1	none	n/a



TPO 1418



8/1/2024, 11:57:32 AM



ArcGIS Web AppBuilder

© Crown copyright and database rights 2024 Ordnance Survey AC0000814058

Place



**TREE PRESERVATION ORDER  
1418 - 2024**

**Land at 3 Furzemoors, Bracknell**

Key:

Trees specified individually (T): -

T1 Oak	

Groups of trees (G): -

None

Woodlands (W): -

None

Areas (A): -

None

Drawn By	Date	Scale @ A4
PG	02/08/2024	1:1000

OS co-ordinates (Centre of plan)  
486784.6-167814.8

**Important Restrictions:**

Please note that anyone wishing to carry out any form of work to the trees affected by this Order (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 seek 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 these trees and obtain the necessary written consent can have many consequences including legal action and incur fines.

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY  
TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

Bracknell Town Council

**Tree Preservation Order: TPO 1418**

**Land at 3 Furzemoors, Bracknell – 2024**

This is a formal notice to let you know that on 2nd August 2024, the Council made the above Tree Preservation Order. A copy of this Order is enclosed and in simple terms, prohibits anyone from, cutting down, topping, lopping, wilfully damaging, destroying, or permitting any such works to the subject tree described in the First Schedule of the order document and shown on the plan, without first obtaining the Council's written consent.

**The Council has made the Order to maintain the visual amenity the tree/s afford to the area.**

The Order took effect, on a provisional basis, on 2nd August 2024. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever occurs first. The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect permanently. Before this decision is made, the persons affected by the Order have a right to make representation in the form of either an objection or support, for the protection of any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make objections, expressions of support or pass comment, please ensure we receive them in writing by 30<sup>th</sup> August 2024, before the close of normal Council office hours at 5.00pm Monday – Friday. Your communication must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is enclosed overleaf. Send your communication for the attention of The Tree Service to the address at the end of this letter or via email to [trees@bracknell-forest.gov.uk](mailto:trees@bracknell-forest.gov.uk). All valid objections or representations are carefully considered before a decision is made on whether or not to confirm the Order.

The Council will write to you again when that decision has been made. In the meantime, If you would like further clarification or have any questions about this letter, please contact the Council's Call-Centre on 01344 352000, whose staff will be able to give general advice or can direct you to an officer in the Tree Service to answer specific or technical queries.

Dated: **2nd August 2024**



**Andrew Hunter**  
Director: Place

**PLACE.**

## Tree Preservation Orders

### **COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

#### **Objections and representations:**

#### **6 (1) Subject to paragraph (2), objections and representations -**

##### **(a) shall be made in writing and -**

**(i) delivered to the authority not later than the date specified in the attached notice (of TPO);**

**(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;**

**(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) to which the objections or representations relate to, and**

**(c) in the case of an objection, shall state the reasons for the objection.**

**6 (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.**

#### **For your information: -**

Objections and representations can be made on various grounds: -

- Challenging the view that it is expedient in the interests of amenity to make a TPO,
- Claiming that a tree included in the TPO is dead, dying or dangerous,
- Claiming that a tree is causing damage to property,
- Pointing out errors in the TPO documentation and/or uncertainties in respect of the trees which are supposed to be protected by it,
- Claiming that the Local Authority has not followed the procedural requirements of the Regulations.

The Local Authority is required to take into account all duly made objections and representations before deciding whether to confirm a TPO.

**The Tree Service  
Bracknell Forest Borough Council  
Time Square  
Bracknell  
RG12 1JD  
[trees@bracknell-forest.gov.uk](mailto:trees@bracknell-forest.gov.uk)**

**PLACE.**

Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD  
T: 01344 352000 F: 01344 352555 Minicom: 01344 352045 [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)