



# Bracknell Town Council

## Planning [In-person] Tuesday 3<sup>rd</sup> September 2024

Date	Tuesday 3 <sup>rd</sup> September 2024
Time	18:30 - 19:30
Location	Council Chamber
Present	Cllr. Kwabena Adu-Quaye (Chair), Cllr. Janet Cochrane, Cllr. Ellen MacHale, Cllr. Cath Thompson, Cllr. Lucy Young
Apologies	Cllr. Jenny Penfold
Virtual	
Officers	Debbie Horton

## Minutes

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### P204 ATTENDANCE

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- 2024
1. To receive apologies – Cllr. Jenny Penfold
  2. Substitution - None
  3. Co-options - None

### P205 DECLARATIONS OF INTEREST

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- 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

### P206 MINUTES

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- 2024
- To approve as a correct record the minutes of the last meeting held on Tuesday 13<sup>th</sup> August 2024.

**The minutes of the meeting held on the 13<sup>th</sup> August 2024 were approved as a correct record.**

### P207 MATTERS ARISING

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- 2024
- To discuss any matters arising not discussed elsewhere on the agenda. None

### P208 TO CONSIDER PLANNING APPLICATIONS RECEIVED

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- 2024
- |              |                    |                |
|--------------|--------------------|----------------|
| 24/00468/FUL | Priestwood & Garth | 11 Clacy Green |
|--------------|--------------------|----------------|
- Proposed single storey rear extension.

**No Objection**

**24/00473/FUL**  
**Wokingham Road**

**Priestwood & Garth**

**The Weather Vane,**

Conversion of part of restaurant into additional hotel bedrooms, changes to fenestration and all other associated works.

**Observation: B.T.C Have No Objection to this application but would like the extra safety measures suggested in the highways report (regarding the cycle lane crossing at the Premier Inn entrance) adhered to in hope of preventing any further accidents.**

**24/00457/FUL**  
**Grenville Place**

**Town Centre & The Parks**

**The Old Manor,**

Proposed external repairs (including paving repairs) and redecoration; proposed change of use of first floor staff living accommodation to staffroom and ancillary facilities.

**No Objection**

**24/00458/LB**  
**Grenville Place**

**Town Centre & The Parks**

**The Old Manor,**

Proposed external repairs (including paving repairs) and redecoration; proposed change of use of first floor staff living accommodation to staffroom and ancillary facilities.

**No Objection**

**24/00479/FUL**

**Priestwood & Garth**

**20 Anneforde Place**

Proposed two storey side extension, front porch and demolition of the existing garage to provide an open parking space.

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

**1) Parking, road safety and access problems.**

**This property can only supply one parking space for this property which falls way below the BFC parking standard of 3 spaces for a 4-bedroom house. This street already suffers from parking congestion particularly on this bend where properties have no access to provide driveways.**

**2) B.T.C completely support neighbouring residents' objections and comments regarding the removal of the garage structure. Due to the position of the garage being across two gardens it will not create an entrance large enough for a car to enter at the rear of this property and will affect the neighbouring property's garden, exposing their security & privacy.**

**B.T.C would like to see a highways report regarding the access /parking to this property.**

**24/00482/FUL**

**Bullbrook**

**23 Clayton Grove**

Proposed erection of single storey rear extension following demolition of existing conservatory.

**No Objection**

**24/00490/FUL                      Town Centre & The Parks                      The Atrium, The Ring**

Provision of vertical air circulation vents, horizontal smoke extract vents, new fire escape doors with escape route protection, and rearrangement of basement grills and access in association with Prior Approval under Class O, Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England Order) 2015 (as amended) for the change of use of the existing office accommodation to provide 150 residential units (Ref – 21/00763/PAC) and Full Planning approval under Town and Country Planning Act 1990 (as amended) for the provision of openable windows (Ref – 22/00860/FUL).

**No Objection**

**24/00120/TRTPO                      Priestwood & Garth                      44 Stoney Road**

TPO 1278 – 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.**

**24/00480/FUL                      Priestwood & Garth                      20 Anneforde Place**

Proposed two storey side extension to an end of terrace house.

**Observations:**

- 1) Although this application is not applying for more bedrooms, B.T. Councillors have concerns about the number of varied applications that have been applied for on this property adding more bedrooms, the position of this house does not allow for any further parking to be added so B.T.C would recommend refusal if this was the case.**
- 2) Councillors do have concerns that there is no mention of the garage demolition on this application, again if this was to be removed B.T.C would recommend refusal.**
- 3) The property has a large garden that has now been shown as vacant ground on this application, B.T.C would refuse this application if that was to be used for more development as this corner would not support any more dwellings.**

**B.T.C could only agree with this if the application is for a 3-bedroom house with garage as shown on the plans and would request BFC officers check this is adhered to.**

**24/00492/FUL                      Priestwood & Garth                      12C The Western Centre**

Change of use from retail sales of motorcycles and related uses to storage and distribution with trade and retail sales with related on-line processing and related activity.

**No Objection**

**24/00496/FUL                      Easthampstead & Wildridings                      34 Redvers Road**

Proposed single storey side and rear extensions.

**24/00500/OUT                      Binfield South & Jennetts Park                      South Wokingham  
SDL, Extension Phase 4C Old Wokingham Road**

Hybrid planning application (part outline/part full) comprising an outline application with all matters reserved except means of access for a mixed use, residential-led development (up to 850 dwellings) including a neighbourhood centre (Use Classes E

and/or F) public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking and landscaping (Cross boundary application).

**B.T. Councillors would recommend refusal at this stage as not enough infrastructure/amenities such as doctors, schools etc. are included in the planning documents.**

**24/00501/FUL Hanworth David Lloyd Royal  
Berkshire, Nine Mile Ride**

Proposed installation of three padel tennis courts 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.**

**P209 DECISION NOTICES**

**/  
2024**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
24/00070/TRTPO	Land to front of 12 Timline Green	Approval	B.T.C have no objection but would like to see this route planted with trees, bushes of plants asap to offset the barren look of the surrounding countryside.
24/00315/FUL	40 Nettlecombe	Approval	No Objection
24/00340/FUL	20 Princess Square	Unconditional Approval	No Objection
24/00341/A	20 Princess Square	Not Required	No Objection
24/00370/FUL	11 Hawkins Close	Approval	No Objection

24/00396/FUL	8 Martins Lane	Approval	No Objection
23/00759/FUL	Admiral Cunningham, Priestwood Court Road	Approval	No Objection
24/00202/FUL	3 Arlington Square	Approval	No Objection
24/00299/FUL	19 Albert Road	Approval	No Objection
24/00369/FUL	1 Star Cottages, Broad Lane	Approval	No Objection
24/00378/FUL	2 Vulcan Drive	Refusal	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.
24/00089/TRTPO	Front of 6 Littledale Close	Approval	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00406/FUL	16 Kingfisher Chase	Approval	No Objection
23/00837/FUL	Boyd Court, Downshire Way	Approval	No Objection
24/00395/FUL	5 Lauradale	Refusal	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
24/00449/FUL	18 Threshfield	Approval	No Objection
24/00481/PAH	27 Nicholson Park	Prior Approval HH Not Required	B.T.C cannot comment on Prior Approvals

**Noted**

**P210 NOTICE OF APPEALS 24/00259/FUL Coryletum, Crowthorne Road**

/ Retention of two car ports.

**2024 Noted**

**P211 DATE OF THE NEXT MEETING**

/ Tuesday 24th September 2024 at 6.30pm in the Council Chamber.

**2024 Noted**

Sign:

Date: