



Bracknell Town Council

Planning [In-person] Tuesday September 24 2024

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning [In-person]** in the **Council Chamber** on the **Tuesday September 24 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

P212 / 2024 - Attendance

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

P213 / 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

P214 / 2024 - Minutes

To approve as a correct record the minutes of the last meeting held on Tuesday 3rd September 2024.

Attachments

[Meeting minutes - 2024-09-03](#)

P215 / 2024 - Matters Arising

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



Bracknell Town Council

Planning [In-person] Tuesday 3rd September 2024

Date	Tuesday 3 rd 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

P204 ATTENDANCE

/

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

P205 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

P206 MINUTES

/

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

The minutes of the meeting held on the 13th August 2024 were approved as a correct record.

P207 MATTERS ARISING

/

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

P208 TO CONSIDER PLANNING APPLICATIONS RECEIVED

/

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

No Objection

24/00473/FUL **Priestwood & Garth** **The Weather Vane,
Wokingham Road**

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 **Town Centre & The Parks** **The Old Manor,
Grenville Place**

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 **Town Centre & The Parks** **The Old Manor,
Grenville Place**

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**

Application no	Address	BFB Decision	BTC Comments
24/00070/TRTPO	Land to front of 12 Timeline 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:

P216 / 2024 - To consider Planning Applications received

24/00484/FUL Bullbrook 26 Brownrigg Crescent

Proposed part single storey / part two storey rear extension.

24/00503/FUL Town Centre & The Parks Former Royal British Legion

Proposed change of use to a mixed-use scheme comprising a Registered Children's Nursery (Class E) on the ground floor with ancillary facilities on part first floor with 5 residential flats (Class C3) on the remaining first and second floors, with associated balcony, buggy store, external alterations and landscaping.

24/00516/FUL Great Hollands 14 Welbeck

Proposed porch and shower room extension.

24/00517/A Town Centre & The Parks 1 Princess Square

Proposed installation of 2 illuminated fascia signs.

24/00134/TRTPO Priestwood & Garth 5 Lutterworth Close

TPO 145 – Application to prune 2 trees.

24/00138/TRTPO Priestwood & Garth 2 Old Farm Drive

TPO 10 – Application to prune 1 tree.

24/00139/TRCA Easthampstead & Wildridings Stardust, 5 Swancote Green

CONS AREA – Application to fell 1 tree.

24/00527/FUL Great Hollands 45 Spinis

Proposed erection of single storey front and part single / part two storey rear extension.

**24/00533/T Priestwood & Garth Car Parking, Maxis 1 Western
Road**

Change of use of land for use as a car park for a period of 5 years.

24/00540/FUL Hanworth 118 Oakengates

Proposed erection of single storey front extension plus fenestration alterations.

24/00524/FUL Easthampstead & Wildridings 51 Rosedale Gardens

Proposed change of use of amenity land to private use.

24/00548/FUL Harmans Water & Crown Wood 9 Little Ringdale

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

**24/00549/FUL Binfield South & Jennett's Park Oakwood, Waterloo Road,
Wokingham**

Proposed replacement of the existing high ropes course.

24/00557/FUL

Town Centre & The Parks

27 Nicholson Park

Proposed garage conversion and single storey rear extension, following demolition of conservatory.

24/00558/FUL

Priestwood & Garth

25 Shepherds Lane

Proposed single storey rear extension and addition of pitched roof.

24/00560/3

Great Hollands

**Downshire Golf Course, West
Road, Wokingham**

Proposed change of use from a golf course to a cemetery.

P217 / 2024 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
21/00245/FUL	Harmans Water Community Centre, The Square	Refusal	No Objection
22/00749/FUL	32 Coppice Green	Approved and Legal Agreement Signed	B.T Councillors recommend refusal for the following reasons: 1) No provision for waste, recycling bins or cycle storage BTNP policy HO4 all new builds should provide this. 2) Councillors support all recommendations in the Highways report addressing road safety, parking, pedestrians & road use.
23/00128/FUL	17 Fencote	Refusal	No Objection
24/00090/FUL	20 Weycrofts	Approval	No Objection
24/00351/FUL	26 Warfield Road	Approval	No Objection
23/00840/FUL	17 Greenham Wood	Approval	No Objection
24/00193/FUL	Village Hotel, Bagshot Road	Approval	No Objection
24/00343/FUL	50 Balfour Crescent	Approval	No Objection

24/00008/FUL	14 Woolhampton Way	Approval	B.T Councillors recommend refusal for the following reasons: 1 - The neighbouring garage will be exposed by the removal of the connecting garage for No.14 a plan or explanation of how this will be protected needs to be put in place. 2 - This property will now have 4 bedrooms by removing the garage Councillors cannot see how BFC parking standard for 3 cars can be adhered to, there is no parking plan provided to show this can be achieved.
24/00249/FUL	Land adjacent to Skimped Hill Health Centre	Approval	No Objection
24/00094/TRTPO	19 Pankhurst Drive	Approval	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00431/FUL	25 Harmans Water Road	Approval	No Objection
24/00435/FUL	46 Oakdale	Withdrawn	Observation: B.T. Councillors have No Objection but ask the case officer to ensure environmental standards on noise pollution are checked and upheld.
24/00448/FUL	Springoaks, 5 Flint Grove	Approval	No Objection
24/00473/FUL	The Weather Vane, Wokingham Road	Approval	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 the Premier Inn entrance) adhered to in hope of preventing any further accidents.

P218 / 2024 - Date of the next meeting

Tuesday 15th October 2024 at 6.30pm in the Council Chamber.