



Bracknell Town Council

Planning [In-person] Tuesday November 26 2024

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning [In-person]** in the **Council Chamber** on **Tuesday November 26 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

P235 / 2024 - Attendance

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

P236 / 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

P237 / 2024 - Minutes

To approve as a correct record the minutes of the last meeting held on Tuesday 5th November 2024.

Attachments

[2024-11-05 - Planning \[In-person\] - Minutes.pdf](#)



Bracknell Town Council

Planning [In-person] Tuesday 5th November 2024

Date	Tuesday 5 th November 2024
Time	18:30 - 19:45
Location	Council Chamber
Present	Cllr Kwabena Adu-Quaye, Cllr Janet Cochrane, Cllr Ellen MacHale, Cllr Jenny Penfold & Cllr Lucy Young
Apologies	None
Substitute	None
Co-opted	Cllr Cath Thompson
Officers	Debbie Horton

Minutes

P227 ATTENDANCE

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- 2024
1. To receive apologies - None
 2. Substitution - None
 3. Co-options - Cllr Cath Thompson

P228 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**

P229 **MINUTES** To approve as a correct record the minutes of the last meeting held on Tuesday 15th October 2024.

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2024 **The minutes of the meeting held on the 15th of October 2024 were approved as a correct record.**

P230 **MATTERS ARISING** To discuss any matters arising not discussed elsewhere on the agenda.

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2024 **None**

**P231 TO CONSIDER PLANNING APPLICATIONS RECEIVED
/
2024**

24/00542/FUL Easthampstead & Wildridings 32 Hopper Vale
Installation of air source heat pump to front elevation.
Observation: B.T.C have no objection but would ask the case officer to ensure the heat pump complies with regulations.

24/00567/A Town Centre & The Parks 2 Eagle Lane
Proposed installation of an illuminated fascia panel.
No Objection.

24/00145/TRTPO Hanworth 123 Oakengates
TPO 619 – Application to fell 1 tree.
Observation: B.T Councillors would concur with the tree officer’s decision but would suggest an alternative, a small replacement tree.

24/00588/FUL Hanworth 12 Orion
Proposed front porch extension.
No Objection.

24/00595/LB Hanworth South Hill Park, Ringmead
Proposed replacement of existing split air conditioning unit to 1st floor meeting / Moore room and replacement of rooftop/loft located air handling unit (AHU0 and chiller unit serving atrium café).
No Objection.

24/00597/FUL Priestwood & Garth 21 Albert Road
Proposed subdivision of existing 5-bedroom single dwelling house to two dwelling houses (1 three bed and 1 two bed) with associated parking and cycle stores and the addition of a porch.
No Objection.

24/00606/FUL Harmans Water & Crown Wood 3 Faringdon Drive
Proposed single storey rear/side extensions, new pitched roof over existing flat roof structure, changes to external fenestration and new rear fire escape stairs to replace the existing spiral staircase.
No Objection.

24/00611/FUL Harmans Water & Crown Wood 1 Oakdale
Proposed single storey rear extension.
No Objection.

24/00158/TRTPO **Bullbrook** **The Royal Oak, Bay Road**
TPO 363 – 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.

24/00601/A **Town Centre & The Parks** **42 Braccan Walk**
1 illuminated fascia sign and 1 blade sign.

No Objection.

24/00615/FUL **Great Hollands** **18 Southwold**
Proposed part single storey, part two storey front extension with dormer to front of house and change to roof over double garage.

No Objection.

24/00652/PAE **Town Centre & The Parks** **Fitzwilliam House, Skimped Hill**
Prior approval application for conversion of existing buildings from commercial (Class E) to residential (Class C3), creating 78 new dwellings.

Withdrawn

24/00556/FUL **Town Centre & The Parks** **52 Braccan Walk**
Proposed new Standard CO2 Packaged Gas Cooler, 3 floor mounted AC unites with Protection rail on 3 sides, new 2.1m high Hit and Miss timber fence with access gate.

No Objection.

24/00616/FUL **Priestwood & Garth** **49 Anneforde Place**
Change of use of amenity land to private use.

No Objection.

24/00618/FUL **Priestwood & Garth** **15 Braybrooke Road**
Proposed part two storey, part single storey rear extension and front porch extension.

Observation: Although B.T. Councillors have no objection they can see this property cannot comply with the BTC Parking standard of 3 spaces for a 4-bedroom dwelling.

24/00623/A **Bullbrook** **East Berks Service Station, London Road**
Proposed erection of 1 digital poster display.

Observation: Although B.T. Councillors have no objection to this application they would request that the display is not positioned as so to distract passing traffic.

24/00633/FUL Town Centre & The Parks Bracknell Beeches, Old Bracknell Lane

Section 73 application to vary conditions 2 (approved plans), and 8 (vehicle, pedestrian and cyclist connections) of planning permission 23/00438/FUL which was itself a Section 73 application to vary planning permission 21/00701/FUL for the erection of 7 new buildings comprising of residential dwellings, flexible commercial/community floorspace (flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings). [For clarification this application seeks to amend the parking layout].

No Objection.

24/00636/FUL Town Centre & The Parks Bracknell Beeches, Old Bracknell Lane

Section 73 application to vary conditions 7 (means of access) of planning permission 23/00438/FUL which was itself a Section 73 application to vary planning permission 21/00701/FUL for the erection of 7 new buildings comprising of residential dwellings, flexible commercial/community floor space (flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings). [For clarification this application seeks to amend the wording of condition 7 to omit the requirement in relation to the station access.].

No Objection.

24/00166/TRTPO Easthampstead & Wildridings 69 Glebewood

TPO 331 – 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.

P232 DECISION NOTICES

**/
2024**

Application no	Address	BFB Decision	BTC Comments
23/00703/FUL	4 and 5 Kiln Lane	Approval	No Objection
24/00002/A	Bracknell Beeches, Old Bracknell Lane	Grant with Extra Conditions (Adverts)	No Objection
24/00411/A	Time Square, Market Street	Grant with Extra Conditions (Adverts)	No Objection
24/00423/FUL	Daler Rowney, Peacock Lane	Approval	Observation: B.T. Councillors have No Objection but ask the case officer to ensure environmental standards on noise pollution are checked and upheld.
24/00457/FUL	The Old Manor,	Approval	No Objection

	Grenville Place		
24/00458/LB	The Old Manor, Grenville Place	Approval	No Objection
24/00467/FUL	Darwin, 2D Woodridge Close	Approval	No Objection
24/00517/A	52 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection
24/00527/FUL	45 Spinis	Approval	No Objection
23/00290/FUL	The Peel Centre, Skimped Hill	Withdrawn	No Objection
24/00480/FUL	20 Anneforde Place	Approval	<p>Observations:</p> <p>1) Although this application not applying for more bedrooms B.T. Councilors 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 is this was the case.</p> <p>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.</p> <p>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.</p>

24/00524/FUL	51 Rosedale Gardens	Approval	B.T. Councillors recommend refusal: Councillors do not want a precedent to be set of letting public amenity land be lost as private gardens.
24/00558/FUL	25 Shepherds Lane	Approval	No Objection

NOTED

NOTICE OF TREE PRESERVATION ORDERS

TPO 1422 - Land at 11 Westbrook Gardens

NOTED

P234 DATE OF THE NEXT MEETING Tuesday 26th November 2024 at 6.30pm in the Council / Chamber.

2024 NOTED

Sign:

Date:

P238 / 2024 - Matters Arising

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

P239 / 2024 - To consider Planning Applications received

24/00624/FUL Town Centre & The Parks 2 Vulcan Drive

Conversion of detached rear garage into a domestic gym.

24/00641/FUL Priestwood & Garth 1 Las Palomas, Albert Road

Proposed erection of a part single storey and part 2 storey rear extension to form an additional 3-bedroom dwelling house with associated parking and bike stores and alterations to existing fenestration.

24/00648/LB Town Centre & The Parks The Old Manor, Grenville Place

Proposed replacement of various internal and external AC units and alterations to duct system in roof space.

**24/00647/FUL Harmans Water and Crown Wood Iveagh Court,
Nightingale Crescent**

Replacement of mains water supply at Iveagh Court. Conversion of the bin store to a plant room and provision of new bin store.

24/00661/FUL Bullbrook 7 Wittenham Road

Proposed single storey rear extension.

24/00185/TRTPO Harmans Water & Crown Wood 7 Pankhurst Drive

TPO 1259 – Application to prune 1 tree.

24/00188/TRTPO Priestwood & Garth Maxis 2, Western Road

TPO 405 – Application to fell 2 trees.

24/00659/FUL Priestwood & Garth 132 Shepherds Lane

Proposed replacement of glass conservatory roof with fully insulated guardian warm roof.

P240 / 2024 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
24/00557/FUL	27 Nicholson Park	Approval	Observation: B.T.C have no objection if adequate parking can be provided.
24/00652/PAE	Fitzwilliam House, Skimped Hill Lane	Withdrawn	No Comment as this application was Withdrawn.
24/00134/TRTPO	5 Lutterworth Close	Approval	B.T Councillors refer to the previous application for this property to remove trees and ask the tree officer to monitor the work to be sure the pruning is controlled and preserves the trees, not destroy them.
24/00138/TRTPO	2 Old Farm Drive	Withdrawn	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00569/FUL	122 Jameston	Approval	No Objection
24/00611/FUL	1 Oakdale	Approval	No Objection
24/00309/FUL	Racquets Health Club, Nine Mile Ride	Withdrawn	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

			<p>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.</p> <p>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. BFC Blank Parish/Town Council Consultation Response Template 09/11</p> <p>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.</p>
24/00501/FUL	Racquets Health Club, Nine Mile Ride	Approval	<p>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</p> <p>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.</p> <p>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</p>

			<p>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.</p> <p>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.</p> <p>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.</p>
24/00129/TRTPO	Laboratory Cottage, Kings Academy, Easthampstead Park	Approval	B.T Councillors prefer to see trees pruned rather than felled but would concur with the tree officers experienced decision.
24/00567/A	2 Eagle Lane	Approval	No Objection
24/00570/FUL	White Cottage, Crowthorne Road	5 Day Notice	No Objection
24/00571/LB	White Cottage, Crowthorne Road	Approval	No Objection
24/00588/FUL	12 Orion	Approval	No Objection
24/00603/FUL	Greystones, 5 Shepherds Lane	Approval	No Objection

P241 / 2024 - Date of the next meeting

Tuesday 17th December 2024 at 6.30pm in the Council Chamber.