



# Bracknell Town Council

## Planning [In-person] Tuesday January 14 2025

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning Committee** in the **Council Chamber** on the **Tuesday January 14 2025** 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

### **P1 / 2025 - Attendance**

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

### **P2 / 2025 - 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

### **P3 / 2025 - Minutes**

To approve as a correct record the minutes of the last meeting held on Tuesday 17th December 2024.

Attachments

[2024-12-17 - Planning \[In-person\] - Minutes.pdf](#)

### **P4 / 2025 - Matters Arising**



Proposed erection of single storey rear extension, two side facing dormer extensions plus façade alterations.

**Observation: B.T. Councillors have concerns regarding parking on this application. Adding extra bedrooms, the garages on this estate can only accommodate a small vehicle.**

**24/00684/FUL                      Town Centre and The Parks                      Unit 23-25 The Avenue**

Proposed façade alterations, creation of new entrances, external seating and associated works to create 2 separate units.

**No Objection.**

**24/00562/FUL                      Great Hollands                      13 Beedon Drive**

Proposed erection of single storey extension to existing garage forming replacement conservatory.

**No Objection.**

**24/00691/FUL                      Harmans Water & Crown Wood                      3 Priory Walk**

Proposed single storey front extension and part single part two storey rear extension.

**No Objection.**

**24/00700/FUL                      Harmans Water & Crown Wood                      6 Shaftesbury Close**

Section 73 application to vary Condition 02 (Approved Plans) of planning permission 20/01046/FUL for the erection of 2-bedroom detached dwelling with associated parking following demolition of existing garages and store. (For clarification: this application seeks to increase the ridge height).

**Observation: B.T Councillors suggest the height of the roof should be adhered to by the contractors as in the original plans and would hope building control would be checking the sizes approved are what the developer uses.**

**24/00525/FUL                      Bullbrook                      Bismillah, 16 Park Road**

Proposed construction of a 9 bed HMO following the demolition of the existing property.

**No Objection.**

**24/00705/FUL                      Priestwood & Garth                      10 Meadow Way**

Proposed installation of air source heat pump to side.

**No Objection.**

**24/00709/FUL                      Priestwood & Garth                      15 Brook Green**

Proposed construction of a front porch.

**No Objection.**

**24/00712/FUL                      Bullbrook                      Gore Cottage, Broad Lane**

Proposed two storey side and rear extensions.

**No Objection.**

**24/00713/FUL                      Easthampstead & Wildridings                      13 Lemington Grove**

Proposed single storey rear extension.

**No Objection.**

**24/00723/FUL                      Great Hollands                      11 Trevelyan**

Proposed garage conversion with raised roof, replacement of garage door with window/brickwork and changes to fenestration.

**B.T Councillors recommend refusal referring to BTC NP Policy HO2, Councilors do not agree that this property can support more tenants, vehicles and household waste, without considerable impact on the local neighbourhood.**

**24/00726/FUL                      Priestwood & Garth                      10 Lakeside**

Proposed single storey and first floor extensions.

**No Objection.**

**P247      DECISION NOTICES**

**/  
2024**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
23/00714/FUL	49 Crowthorne Road	Approval	B.T Councillors have No Objection to the entire application, they do have concerns regarding the utility/toilet door leading directly into the kitchen, this is not recommended in planning terms due to hygiene/sanitary hazard and unpleasant odours.
24/00127/FUL	10 Priestwood Square	Refusal	B.T Councillors recommend refusal: 1) There are already 3 food takeaways in this small local shopping precinct. Councillors would like to see a shop that would benefit the local community other than encouraging more consumption of takeaway food. 2) Another food outlet will cause more food delivery transport in an area that suffers from parking congestion. 3) B.T.C supports BTNP policy EC3 supporting a variety of local shops reducing the need to travel for day-to-day requirements.

24/00549/FUL	Oakwood, Waterloo Road, Wokingham	Approval	No Objection.
24/00606/FUL	3 Faringdon Drive	Approval	No Objection.
24/00615/FUL	18 Southwold	Approval	No Objection.
24/00623/A	East Berks Service Station	Grant with Extra Conditions (Adverts)	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.
24/00120/TRTPO	44 Stoney Road	Approval	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00130/TRTPO	9 Sherwood Close	Approval	Observation: B.T Councillors would prefer to see trees pruned rather than removed but, in this case, depending on the decline of the trees would concur with the tree officer.
24/00601/A	42 Braccan Walk	Grant with Extra Conditions (Adverts)	No Objection.
24/00624/FUL	2 Vulcan Drive	Approval	B.T. Councillors recommend refusal: Councillors know this area very well and see no reason to change that decision. 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 & refuse collections, access to the neighbouring gardens is from the alleyway behind the houses leading to the garage in concern, blocking this area with cars is not suitable. 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.

24/00661/FUL	7 Wittenham Road	Approval	No Objection.
20/00077/FUL	Former St Margaret Clitherow Roman Church, Ringmead	Refusal	No Objection.
23/00602/3	Former car park opposite Garswood, Opladen Way	Withdrawn	No Objection.
24/00540/FUL	118 Oakengates	Approval	No Objection.
24/00597/FUL	21 Albert Road	Withdrawn	No Objection.

**Noted**

**P248 ON-STREET PARKING RESTRICTION PROPOSALS**

**/ Noted**  
**2024**

**P249 DISABLED PARKING SPACE PROPOSALS**

**/ Noted**  
**2024**

**P250 NOTICE OF APPEAL DECISIONS**

**/ APP/R0335/W/24/3340165- 23/00533/FUL - 36 Ardingly Bracknell. Noted**  
**2024**

**P251 DATE OF THE NEXT MEETING**

**/ Tuesday 14th January 2025 at 6.30pm in the Council Chamber. Noted**  
**2024**

**SIGN**  
**DATE**

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

## **P5 / 2025 - To consider Planning Applications received**

**24/00728/FUL                      Harmans Water & Crown Wood                      19 Wistley Close**

Proposed single storey rear extension, first floor rear extension and front porch extension.

**24/00730/FUL                      Town Centre & The Parks                      Pavement outside  
Bracknell Railway Station**

Proposed installation of 1 new BT Street Hub, incorporating 2 digital 75” LCD advert screens and associated BT Phone Kiosk removal.

**24/00731/A                      Town Centre & The Parks                      Pavement outside  
Bracknell Railway Station**

Proposed installation of 2 digital 75” LCD advert screens, one on each side of the Street Hub unit.

**24/00732/FUL                      Town Centre & The Parks                      Pavement outside 37  
Braccan Walk**

Proposed installation of 1 new BT Street Hub, incorporating 2 digital 75” LCD advert screens and associated BT Phone Kiosk removal.

**24/00733/A                      Town Centre & The Parks                      Pavement outside 37  
Braccan Walk**

Proposed installation of 2 digital 75” LCD advert screens, one on each side of the Street Hub unit.

**24/00734/FUL                      Town Centre & The Parks                      Pavement near 26 High Street**

Proposed installation of 1 new BT Street Hub, incorporating 2 digital 75” LCD advert screens and associated BT Phone Kiosk removal.

**24/00735/A                      Town Centre & The Parks                      Pavement near 26 High Street**

Proposed installation of 2 digital 75” LCD advert screens, one on each side of the Street Hub unit.

**24/00736/FUL                      Town Centre & The Parks                      Pavement outside Ringside  
81 High Street**

Proposed installation of 1 new BT Street Hub, incorporating 2 digital 75” LCD advert screens and associated BT Phone Kiosk removal.

**24/00737/A                      Town Centre & The Parks                      Pavement outside Ringside  
81 High Street**

Proposed installation of 2 digital 75” LCD advert screens, one on each side of the Street Hub unit.

**24/00744/FUL**                      **Great Hollands**                      **16 Ringwood**  
Proposed construction of a single storey front extension following demolition of the existing porch. Construction of new garage,

**24/00745/FUL**                      **Easthampstead & Wildridings**                      **11 Lemington Grove**  
Proposed single storey rear and front extensions.

**24/00747/FUL**                      **Easthampstead & Wildridings**                      **16 Balfour Crescent**  
Proposed front extension.

**24/00753/A**                      **Town Centre & The Parks**                      **45 High Street**  
Installation of 2 new internally illuminated shop front signs and 1 new internally illuminated projecting sign.

**24/00205/TRTPO**                      **Great Hollands**                      **Easthampstead Park, Old Wokingham Road**  
TPO 1253 – Application to fell 1 tree.

**24/00749/FUL**                      **Town Centre & The Parks**                      **7 Friendship Way**  
Proposed erection of a single storey rear extension and the retrospective partial conversion of garage into habitable rooms.

**24/00759/FUL**                      **Great Hollands**                      **3 Ramsbury Close**  
Proposed erection of first floor side extension and conversion of garage into habitable accommodation.

**24/00766/FUL**                      **Town Centre & The Parks**                      **The Horse & Groom, Bagshot Road**  
External works featuring new lighting and new Perspex to half roof of pergola and internal works featuring redecorations.

**24/00767/LB**                      **Town Centre & The Parks**                      **The Horse & Groom, Bagshot Road**  
External works featuring new lighting and new Perspex to half roof of pergola and internal works featuring redecorations.

**24/00772/FUL**                      **Great Hollands**                      **Vinewillow House, Old Wokingham Road**  
Proposed erection of single storey side extension to existing ancillary outbuilding/annexe plus fenestration alterations.

**24/00776/FUL**                      **Priestwood & Garth**                      **160 Binfield Road**  
Proposed single storey side extension, to part replace an existing single storey side extension, insertion of window to replace garage door and replacement of conservatory with single storey rear extension.



**24/00197/TRTPO      Bullbrook      Savannah, 101 Lily Hill Road**

TPO 445 – Application to prune trees.

**24/00774/3      Town Centre & The Parks      The Avenue Car Park,  
Millennium Way**

Proposed installation of additional barrier / fencing to top level of multi-storey car park, facing Millenium Way.

**24/00777/FUL      Priestwood & Garth      160 Binfield Road**

Proposed erection of a detached outbuilding for use as a habitable residential annex ancillary to the main dwelling house.

### **P6 / 2025 - Decision Notices**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
22/00276/FUL	Bay House, Bay Road	Approved and Legal Agreement Signed	Although B.T. Councillors have no objection to this application and are pleased to see an improvement in the accommodation, they would have appreciated a presentation to the B.T.C planning committee on the considerable changes proposed and would appreciate this on any future applications to assist them with questions form their residents.
24/00386/PARC	Lavenir, Opladen Way	Refused PA add storey to dwelling	B.T. Councillors recommend refusal: this building and its surrounding facilities already have several important issues that need to be repaired and corrected to bring this block of flats into a suitable living standard for the residents already residing there. Overdevelopment by adding more flats to an already failing property can only result in poorer living conditions when we should try to improve our residents' quality of life and living space.

24/00542/FUL	32 Hopper Vale	Withdrawn	B.T.C have no objection but would ask the case officer to ensure the heat pump complies with regulations
24/00556/FUL	52 Braccan Walk	Approval	No Objection.
24/00616/FUL	49 Anneforde Place	Approval	No Objection.
24/00648/LB	The Old Manor, Grenville Place	Approval	No Objection.
21/00766/FUL	Dawn, 13 Bay Road	Refusal	B.T. Councillors recommend refusal for the following reasons: 1) Adding more habitable rooms to this already busy HMO will cause more parking issues when it already exceeds parking standards 2) Another retrospective application from this property BFC planning rules should be adhered to like all other applications. 3) The amount of rubbish and waste produced by HMO's is excessive and often spills out on to the local pathways and roads B.T Councillors would like to see this addressed prior to more tenants.
23/00767/FUL	Beaufort Park, South Road	Approved and Legal Agreement Signed	B.T. Councillors still recommend refusal for the following reasons: 1) Extra traffic flow caused by this development, which due to its location being mainly by car would impact on local road infrastructure putting pressure on already busy roads with traffic flow from adjacent parks, football pitches and a cemetery, onward it will be causing more traffic joining the Nine Mile Ride. 2) New developments encourage residents to move in from other areas impacting the growth of population and impacting local

			services, Schools, Doctors, Dentist included. B.T.C have concerns about the pressure on these already overstretched facilities.
24/00548/FUL	9 Little Ringdale	Withdrawn	No Objection.
24/00552/T	6 Crowthorne Road North	Withdrawn	No Objection.
24/00676/FUL	27 Trevelyan	Approval	No Objection.
24/00691/FUL	3 Priory Walk	Approval	No Objection.
24/00224/3	Larchwood, 10 Portman Close	Approval	No Objection.
24/00618/FUL	15 Braybrooke Road	Approval	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.
24/00726/FUL	10 Lakeside	Approval	No Objection.

## P7 / 2025 - Applications for Prior Approval

24/00792/PAE

Priestwood & Garth

RSA House, Western Road

Prior approval application for change of use from offices (Use Class E) to residential (Use Class C3) to create 51 self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

## P8 / 2025 - Confirmation of Tree Preservation Order

Land at Westbrook Gardens

Attachments

[TPO 1422 - Notice of Confirmation - Bracknell Town Council.docx](#)

[TPO 1422 Confirmed Order and Plan 16.12.24 JM.pdf](#)

## P9 / 2025 - Date of the next meeting

Tuesday 4th February 2025 at 6.30pm in the Council Chamber.

Bracknell Town Council



Date: 16/12/24  
Our Ref: TPO 1422

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

**Tree Preservation Order 1422**

**Land at 11 Westbrook Gardens, Bracknell, Berkshire RG122JD - 2024**

On **25/10/24** 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 **16/12/24** 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



Stephen Chown – Head of Natural Estates  
Place  
Tel. 01344 352000  
[stephen.chown@bracknell-forest.gov.uk](mailto:stephen.chown@bracknell-forest.gov.uk)

**PLACE PLANNING AND REGENERATION**

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)

# TOWN AND COUNTRY PLANNING ACT 1990

## TREE PRESERVATION ORDER 1422

Land at 11 Westbrook Gardens, Bracknell, Berkshire  
\_ RG122JD \_ 2024



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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 11 Westbrook Gardens, Bracknell, Berkshire \_ RG122JD \_ 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.

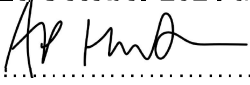
### 5. Reason for Order

The Council has made the Order to help safeguard a tree which makes an important contribution to the amenity of the area from:

- The potential long-term risk of premature removal or other inappropriate arboricultural management.

**CREATION OF ORDER**

Dated this **25 October 2024** and signed on behalf of the Bracknell Forest Borough Council: -

Signature: - 


Name: - Andrew Hunter

Position: - Executive Director: Place  
(Authorised by the Council to sign in that behalf)

**CONFIRMATION OF ORDER**

This Order was confirmed by Bracknell Forest Borough Council without modification on the **16 December 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

Signed on behalf of the Bracknell Forest Council

Signature: - .....

Name: - Andrew Hunter / Jo Male

Position: - Executive 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 \_\_\_\_\_ 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: - Executive 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 \_\_\_\_\_

Signed on behalf of Bracknell Forest Borough Council

Signature: - .....

Name: - Andrew Hunter / Jo Male

Position: - Executive Director: Place / Assistant Director - Planning

(Authorised by the Council to sign in that behalf)



Place Planning and Regeneration



TREE PRESERVATION ORDER  
TPO 1422

Land at 11 Westbrook Gardens,  
Bracknell, Berkshire \_ RG122JD \_ 2024

Key:

Trees specified individually (T): -

T1: Oak

Drawn By	Date	Scale @ A4
JS	25/10/2024	1:500

OS co-ordinates (Centre of plan)  
487169

Important Restrictions:

Please note that anyone wishing to carry out any form of work to the tree affected by this Order however minor (including any work or activities which may damage or adversely affects its root system or above ground parts of the tree in any way), must first obtain written consent from this Authority.

The legislation protecting this tree 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 can incur fines

