



# Bracknell Town Council

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

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning [In-person]** in the **Council Chamber** on the **Tuesday July 23 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

### **P187 / 2024 - Attendance**

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

### **P188 / 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

### **P189 / 2024 - Minutes**

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

Attachments

[Meeting minutes - 2024-07-02](#)

### **P190 / 2024 - Matters Arising**

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



# Bracknell Town Council

## Planning [In-person] Tuesday, July 2, 2024

Date	<b>Tuesday, July 2, 2024</b>
Time	<b>18:30 - 19:30</b>
Location	<b>Council Chamber</b>
Present	Cllr Lucy Young, Cllr Ellen MacHale, Cllr Cath Thompson, Cllr Jenny Penfold, Cllr Graham Firth.
Apologies	Cllr Kwabena Adu-Quaye & Cllr Janet Cochrane
Virtual	
Officers	Debbie Horton

## Minutes

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**P177 /  
2024**

### **ATTENDANCE**

1. To receive apologies – Cllr Kwabena Adu-Quaye & Cllr Janet Cochrane
2. Substitution – Cllr Cath Thompson & Cllr Graham Firth
3. Co-options - None

**P178 /  
2024**

### **DECLARATIONS OF INTEREST**

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**

**P179 /  
2024**

**MINUTES** To approve as a correct record the minutes of the last meeting held on Tuesday 11th June 2024.

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

**P180 /  
2024**

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

**None**

**P181 TO CONSIDER PLANNING APPLICATIONS RECEIVED**

**/  
2024**

**24/00315/FUL Harmans Water & Crown Wood 40 Nettlecombe**  
Proposed erection of single storey front extension.  
**No Objection**

**24/00317/FUL Harmans Water & Crown Wood 2 Heathermount**  
Proposed single storey front extension.  
**No Objection**

**24/00318/FUL Harmans Water & Crown Wood 23 Oakdale**  
Proposed single storey front extension and roof overhang.  
**No Objection**

**24/00321/FUL Priestwood & Garth 16 Woodland Crescent**  
Proposed front first floor extension.  
**No Objection**

**24/00362/PAH Easthampstead & Wildridings 34 Redvers Road**  
Application for prior approval for the erection of a single storey rear extension.  
**No Comment at this stage in the application.**

**24/00314/FUL Priestwood & Garth Tarnwell, Downshire Way**  
Proposed conversion of existing garage into habitable accommodation and erection of front porch extension.  
**Observation: B.T Councillors agree with the Highways report on this application and would not recommend approval until this has been resolved.**

**24/00335/FUL Hanworth 23 Liscombe**  
Proposed erection of two storey front/side extension with ground and first floor side windows and front rooflight.  
**Observation: B.T Councillors agree with the Highways report on this application and would not recommend approval until this has been resolved.**

**24/00351/FUL Priestwood & Garth 26 Warfield Road**  
Retention of entrance gates.  
**No Objection**

**24/00086/TRTPO Easthampstead & Wildridings The Rectory, Crowthorne Road**  
TPO 1292 – 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.**

**24/00386/PARC      Harmans Water & Crown Wood      Lavenir, Opladen Way**

Prior notification requirement under Class AA of Part 20 of the GDPO for two storey roof extension to form 42 apartments.

**B.T. Councillors recommend refusal: this building and its surrounding facilities already has 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 be trying to improve our residents’ quality of life and living space.**

**24/00339/LB      Town Centre & The Parks      The Old Manor, Grenville Place**

Proposed internal alterations to remove the ale store and extend the existing ground floor long bar with proposed adjacent wash up facility.

**No Objection**

**24/00340/FUL      Town Centre & The Parks      20 Princess Square**

Proposed change of use from Class E (Commercial) to Sui Generis Amusement Centre.

**No Objection**

**24/00341/A      Town Centre & The Parks      20 Princess Square**

Proposed signage on front of shop “High Score Arcades” window vinyl on company logo and opening times.

**No Objection**

**24/00089/TRTPO      Harmans Water & Crown Wood      Front of 6 Littledale Close**

TPO 1077 – 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.**

**DECISION NOTICES**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
22/00598/FUL	20 Anneforde Place	Withdrawn	B.T Councillors recommend refusal for the following reasons: 1. Parking, road safety and access problems (a) This property can only supply one parking space for this property which falls way below the BFC parking standard of

		<p>2 spaces per property for new builds. This street already suffers from parking congestion particularly on this bend where properties have no access to provide driveways.</p> <p>(b) There is no direct vehicle access to the site so any demolition or building materials will be taken via the half garage space at the rear of the property causing complete disruption and blocking vehicle access to residents' garages. The local allotments also share vehicle access through the garage block, they are in constant use in all seasons this would also block entry to the allotment's car parking area. Alternatively, this already busy street will be blocked preventing residents parking or approaching their properties, either solution impacts on road safety. B.T. Councillors would like to see a Highways consultation on this application. BFC Blank Parish/Town Council Consultation Response Template 09/11 2)</p> <p>Overbearing in scale BTNP policy HO5 Infill development of private gardens supports the preservation of green space between developments to provide wildlife connectivity.</p> <p>3. This new build conflicts with BTNP policy HO6 requiring best practice energy efficiency and generation.</p>
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			4. B.T.C completely support neighbouring residents' objections and comments.
23/00438/FUL	Bracknell Beeches, Old Bracknell Lane West	Approved and Legal Agreement Signed	No Objection
23/00833/FUL	6 Denham Grove	Approval	No Objection
24/00175/FUL	Woodlea, Broad Lane	Approval	No Objection
24/00053/TRTPO	The Royal Oak, Bay Road	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.
24/00219/FUL	3 Beverley Road	Approval	No Objection
24/00244/FUL	27 Ripplesmere	Approval	No Objection
20/00986/FUL	1 Windmill Road	Approved and Legal Agreement Signed	No Objection
23/00430/FUL	56 Oldstead	Approval	No Objection
24/00036/FUL	182 Juniper	Withdrawn	No Objection
24/00111/FUL	2 Arden Close	Approval	No Objection
24/00144/FUL	Jennets Park Café	Approval	No Objection
24/00179/FUL	2 Easthampstead WPC Cottages Old Wokingham Road	Approval	No Objection
24/00197/FUL	20 Park Road	Approval	No Objection
24/00259/FUL	Coryletum, Crowthorne Road	Refusal	No Objection
22/00945/FUL	Hambledon Court and Hurley Court, Woodmere	Withdrawn	No Objection

24/00029/TRTPO	123 Oakengates	Approval	Observation: B.T. Councillors would concur with the Tree Officer's decision on this application due to their expert knowledge.
24/00065/TRTPO	13 Gainsborough	Approval	Observation: B.T. Councillors would concur with the Tree Officer's decision on this application due to their expert knowledge.
24/00293/FUL	Richmond House, Oldbury	Approval	No Objection

**Noted**

**P183 APPLICATIONS FOR PRIOR APPROVAL**

**/** 24/00362/PAH Easthampstead & Wildridings 34 Redvers Road  
**2024** Application for prior approval for the erection of a single storey rear extension.

**Noted**

**P184 NOTICE OF TREE PRESERVATION ORDERS**

**/** Tree Preservation Order 1403 - Land at 1 Cumberland Drive Bracknell Berkshire

**2024** **Noted**

**P185 NOTICE OF APPEALS**

**/** 23/00411/FUL Ascot House Rectory Close Bracknell

**2024** **Noted**

**P186 DATE OF THE NEXT MEETING** 23rd July 2024 at 6.30pm in the Council Chamber.

**/** **Noted**  
**2024**

Sign:

Date:

## **P191 / 2024 - To consider Planning Applications received**

**24/00311/FUL                      Hanworth    28 Qualitas**

Proposed erection of single storey rear extension and installation of pitched roof to existing front flat roof dormer.

**24/00337/FUL                      Priestwod & 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.

**24/00343/FUL                      Easthampstead & Wildridings    50 Balfour Crescent**

Proposed erection of single storey rear / side extension and front porch.

**24/00363/FUL                      Great Hollands    10 Ardingly**

Proposed single storey side and rear extension following demolition of existing conservatory.

**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.

**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.

**24/00377/FUL                      Hanworth    122 Jameston**

Proposed single storey extension to form front porch.

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

Proposed garage conversion.

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

TPO 1259 – Application to prune 2 trees.

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

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

**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.

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

TPO 721 – Application to prune 1 tree.

**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,

**24/00395/FUL**

**Easthampstead & Wildridings**

**5 Lauradale**

Proposed enclosure of private garden by a fence.

**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.

## **P192 / 2024 - Decision Notices**

<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.

## **P193 / 2024 - Notice of Tree Preservation Orders**

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

Attachments

[TPO\\_1415\\_Notice of TPO - Bracknell Town Council.docx](#)

[TPO 1415 Provisional order document schedule and plan signed 16 07 24.pdf](#)

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

This is a formal notice to let you know that on **16/07/24** the Council made the above Tree Preservation Order. A copy of this Order is enclosed and in simple terms, it prohibits anyone from, cutting down, topping, lopping, wilfully damaging, wilfully destroying or permitting any such works to any of the trees 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 **16/07/24**. 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 any objections, expressions of support or pass comment, please ensure we receive them in writing by **13/08/24**, 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: **16/07/24**



**Andrew Hunter**  
Director: 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)**

# TOWN AND COUNTRY PLANNING ACT 1990

## TREE PRESERVATION ORDER 1415

### Land to south of Pinewood Caravan Park, Old Wokingham Road, 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 to south of Pinewood Caravan Park, Old Wokingham Road, Bracknell - 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

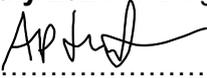
- 4.** In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

#### Reason for making the Order

- 5.** Some mature trees in part of the woodland near the caravan park have been recently felled (2023), brought to the Council's attention through a planning application (23/00622/LDC), which seeks a *Certificate of Lawfulness of Existing Use for Use of land for recreation and amenity purposes ancillary to Caravan Site*. The use of the Woodland TPO designation seeks to prevent further erosion of the woodland by protecting the remaining trees as well as the below ground woodland biosphere that comprises the trees' live roots, seed bank, seedlings and all other natural regeneration, which will ensure recovery of the woodland where larger trees have been removed.

**CREATION OF ORDER**

Dated this **16<sup>th</sup> July 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 on the

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

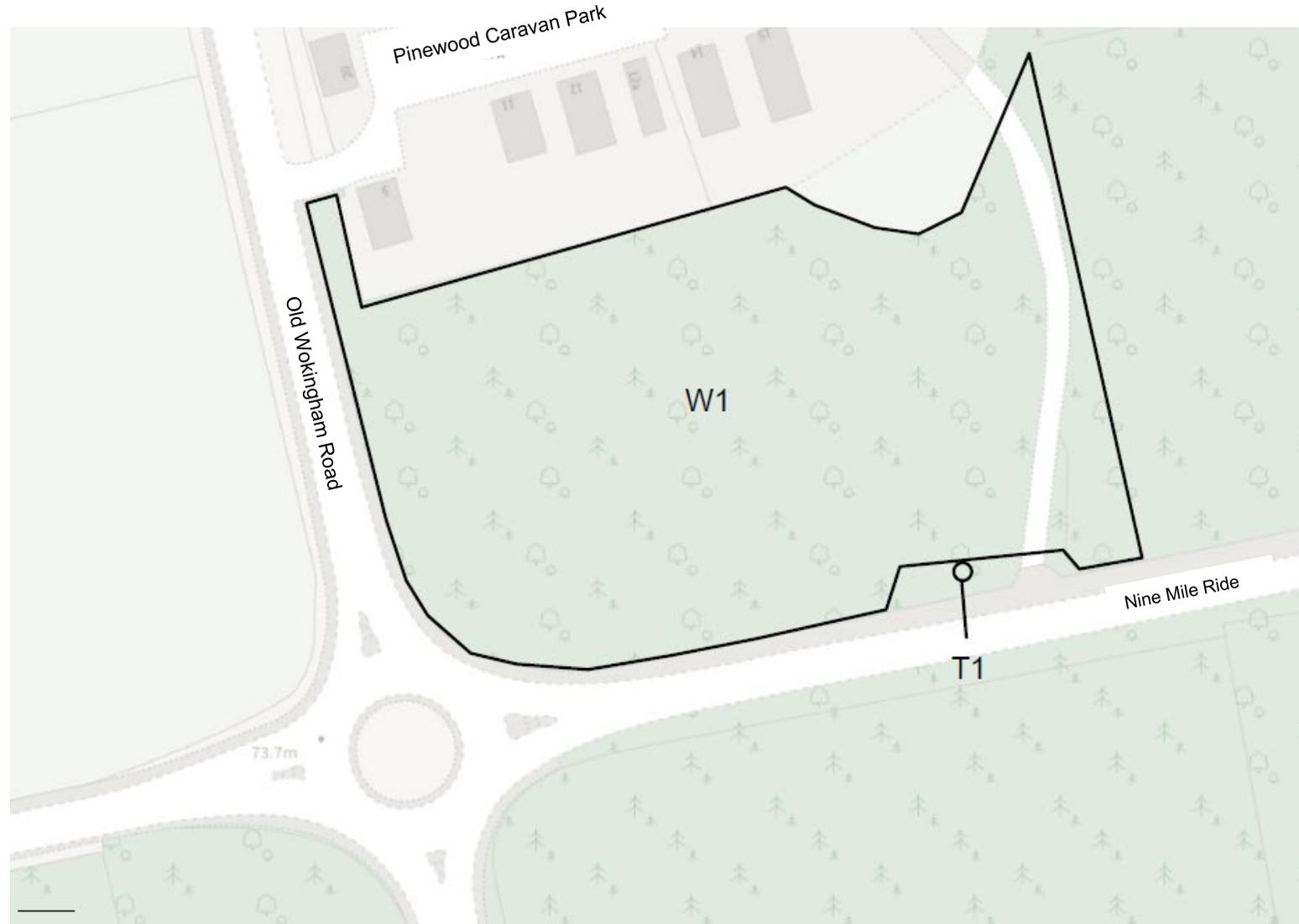
Position: - Director: Place / Assistant Director: Planning  
(Authorised by the Council to sign in that behalf)

**SCHEDULE  
SPECIFICATION OF TREES**

**Land to south of Pinewood Caravan Park, Old Wokingham Road,  
Bracknell - 2024**

Reference on map	Description	Situation
<b>Trees specified individually</b> (encircled in solid black on the map)		
T1	<b>Oak</b>	<b>Land to south of Pinewood Caravan Park, Old Wokingham Road, Bracknell</b>
<b>Groups of trees</b> (within a broken black line on the map)		
None		
<b>Woodlands</b> (within a continuous black line on the map)		
W1	<b>Mixed woodland (all species), comprised of predominantly Scots pine and oak, with silver birch, beech, sycamore and holly.</b>	<b>Land to south of Pinewood Caravan Park, Old Wokingham Road, Bracknell</b>
<b>Trees specified by reference to an area</b> (within a dotted black line on the map)		
None		

NORTH



**TREE PRESERVATION ORDER  
TPO 1415 (2024)**

**Land to south of Pinewood Caravan Park,  
Old Wokingham Road, Bracknell**

**Key:**

Trees specified individually (T): -

**T1: Oak**

Groups of trees (G): -

**None**

Woodlands (W): -

**W1: mixed woodland (all species), comprised of  
predominantly Scots pine and oak, with silver  
birch, beech, sycamore and holly.**

Areas (A): -

**None**

Drawn By	Date	Scale @ A4
JFD	13/07/2024	1:1000

OS co-ordinates (Centre of plan)  
484 165

**Important Restrictions:**

Please note that anyone wishing to carry out any form of work to the trees affected by this Order however minor (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 obtain 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 the tree and/or woodland and obtaining the necessary written consent can have many consequences including legal action and incur fines.

**P194 / 2024 - Date of the next meeting**

**Date of the next Meeting: Tuesday 13<sup>th</sup> August 2024  
Council Chamber Brooke House**

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