



Bracknell Town Council

Planning Tuesday April 30 2024

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning** in the **Microsoft Teams Meeting** on the **Tuesday April 30 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

P135 / 2024 - Attendance

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

P136 / 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

P137 / 2024 - Minutes

To approve as a correct record the minutes of the last meeting of Tuesday 9th April 2024.

Attachments

[Meeting minutes - 2024-04-09](#)

P138 / 2024 - Matters Arising

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



Bracknell Town Council

Planning Tuesday, April 9, 2024

Date	Tuesday, April 9, 2024
Time	18:30 - 19:30
Location	Council Chamber Brooke House
Present	Cllr Kwabena Adutwum-Quaye, Cllr Janet Cochrane, Cllr Ellan McHale, Cllr Graham Firth, Cllr Cath Thompson.
Apologies	Cllr Jenny Penfold, Cllr Lucy Young.
Virtual	None
Officers	Debbie Horton

Minutes

P124 / 2024 ATTENDANCE

1. To receive apologies – Cllr Jenny Penfold, Cllr Lucy Young.
2. Substitutions – Cllr Graham Firth, Cllr Cath Thompson
3. Co-options - **None**

P125 / 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**

P126 / 2024 MINUTES To approve as a correct record the minutes of the last meeting held on Tuesday 19th March 2024.
The minutes of the meeting held on the 19th of March 2024 were approved as a correct record.

P127 / 2024 MATTERS ARISING To discuss any matters arising not discussed elsewhere on the agenda. **None**

P128 / 2024 TO CONSIDER PLANNING APPLICATIONS RECEIVED

24/00144/FUL Binfield South & Jennett's Park Jennetts Park Café, Jay Corner
Installation of 2 air conditioning units to external wall.

B.T. Councilors have no objection but are concerned about the noise from the air conditioning units affecting the tenants living above particularly when the windows are open. B.T.C would ask that to be taken into consideration when the A/C units are chosen.

24/00106/FUL Binfield South & Jennett's Park Globe House, Willoughby Road
Refurbishment of existing industrial unit including the replacement of glazing, external doors and shutters, and PV Panel solar to existing roof.

No Objection.

24/00034/TRTPO Priestwood & Garth 5 Goughs Lane
TPO 12 – 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.

24/00140/FUL Hanworth 132 Jameston
Proposed erection of single storey rear extension following demolition of existing conservatory.

No Objection.

24/00146/FUL Easthampstead & Wildridings 47 Fountains Garth
Proposed erection of single storey front extension.

No Objection.

24/00163/PARC Bullbrook One The Braccans, London Road
Prior approval application for the construction of a double storey roof extension to accommodate 26 new dwelling houses under Class AA of Part 20 of the GPDO.

B.T Councilors recommend refusal for the following reasons:

- 1) Overdevelopment, mass and height contravene BTC NHP Policy HO1 this area is already subject to many blocks of flats and now buildings that were designed as offices so would be quiet or empty evenings and weekends are now subject to overcrowding with continuous use and noise 24 hrs. a day, already established local housing impacting home leisure time by leading to loss of privacy in gardens.**
- 2) Bracknell Forest Council prides itself on planting trees and shrubs to soften any hard landscaping as can be seen with No.2 The Braccans the height of this building now exceeds any soft landscaping or planting contravening BFC Local Plan for urban design and biodiversity.**
- 3) This will create more traffic flow, most tenants in flats have more than one car. Example: Fleming Place, Eastern Road overcrowding on local roads evenings and weekends.**

24/00155/A **Town Centre & The Parks** **4 The Avenue**
 Installation of illuminated fascia signage.
No Objection.

24/00044/TRTPO **Bullbrook** **Quadrant Court**
 TPO 586 – Application to prune 2 and fell 1 tree.
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.

24/00170/FUL **Priestwood & Garth** **95 Binfield Road**
 Proposed single storey side and rear extension.
No Objection.

24/00171/FUL **Easthampstead & Wildridings** **1B Dundas Close**
 Proposed garage conversion, loft conversion with front and rear facing rooflights and new side facing window.
No Objection.

P129 / 2024 **DECISION NOTICES**

Application no	Address	BFB Decision	BTC Comments
23/00262/FUL	1 Comsaye Walk	Approval	No Objection
23/00651/FUL	Whynscar House, Grenville Place	Approval	No Objection
23/00652/LB	Whynscar House, Grenville Place	Approval	No Objection
23/00760/FUL	29 Shepherds Lane	Approval	No Objection
23/00829/FUL	48 Ludlow	Approval	No Objection
24/00043/FUL	65 Sparrowhawk Way	Approval	No Objection
24/00048/A	15 The Avenue	Approval	No Objection
24/00060/FUL	128 Viking	Approval	No Objection
23/00658/FUL	Willow House Ranelagh Drive	Approval	No Objection
23/00682/FUL	64 Holland Pines	Approval	B.T. Councillors recommend approval for the garage conversion as the parking plan shows

			the BFC parking standard can be adhered to. B.T. Councillors recommend refusal of the erection of 1.5m fence, this estate was built with the design of open spaces at the front of properties, the fence is oversized for a front garden and would be completely out of character with the adjoining properties and aesthetics of surrounding area
24/00047/FUL	15 The Avenue	Approval	No Objection
24/00075/FUL	14 Staverton Close	Approval	No Objection
23/00451/FUL	Bracknell Rugby Club, Lily Hill Drive	Withdrawn	No Objection
24/00018/TRCA	16 The Green	Approval	Observation: B.T Councillors would like to ask the tree officer to check that the recommended reduction for pruning is adhered to.

NOTED

P130 / 2024 APPLICATIONS FOR PRIOR APPROVAL

24/00172/PAH Bullbrook 57 Bullbrook Drive

Application for prior approval for the erection of single storey rear extension.

Noted

P131 / 2024 NOTICE OF APPEAL DECISIONS Appeal Decision - APP/R0335/W/23/3325451 - 21/00978/FUL - Crown Wood Primary School. **Noted**

P132 / 2024 PRE-PLANNING CONSULTATION Pre-Planning Consultation WIG - B-R073-20. **Noted**

P133 / 2024 DRAFT ORDER DRAFT ORDER: SE/5658: PROPOSED STOPPING UP OF HIGHWAY AT 13-36 BARN CLOSE, BRACKNELL RG12 2TR. **Noted**

P134 / 2024 DATE OF THE NEXT MEETING Tuesday 30th April 2024 at 6.30pm in the Council Chamber Brooke House. **Noted**

Sign:

Date:

P139 / 2024 - To consider Planning Applications received

24/00168/FUL Easthampstead & Wildridings 3 Rectory Row

Relocation of extractor flue and new shop front.

24/00173/FUL Great Hollands 106 Staplehurst

Proposed single storey side and rear extensions.

24/00175/FUL Town Centre & The Parks Woodlea, Broad Lane

Proposed part 2 storey / part single storey rear extension, single storey side extension, loft conversion with rear dormer and rooflights to front and single front porch extension.

**24/00179/FUL Great Hollands 2 Easthampstead WPC
Cottages, Old Wokingham Road**

Erection of detached double garage with terrace above, erection of detached double carport, changes to boundary treatment including new vehicular gate and changes to driveway arrangement.

24/00029/TRTPO Hanworth 123 Oakengates

TPO 619 – Application to sever roots.

24/00187/FUL Easthampstead & Wildridings Swaledale

Construction of 11 residential parking bays on 7 areas of grass verges.

24/00192/FUL Easthampstead & Wildridings 64 Lingwood

Proposed single storey rear extension.

24/00193/FUL Hanworth Village Hotel, Bagshot Road

Proposed development of 6 electric vehicle charging bays and associated works.

24/00197/FUL Bullbrook 20 Park Road

Proposed erection of outbuilding for use ancillary to use of site as a dental surgery.

24/00053/TRTPO **Bullbrook** **The Royal Oak, Bay Road**

TPO 363 – Application to prune 1 tree.

24/00202/FUL **Priestwood & Garth** **3 Arlington Square**

Proposed alterations to front façade at ground floor level comprising new entrance door. Alterations to rear façade at ground floor level comprising fenestration changes. Erection of padel court and ancillary building in rear courtyard and associated landscaping.

24/00203/FUL **Priestwood & Garth** **Meadow Vale Primary School**

Proposed extension and alterations to school entrance building.

24/00217/FUL **Town Centre & The Parks** **5 High Street**

Removal of AM, Night Safe Bezel and existing signage and reinstate materials to match existing finishes.

24/00220/FUL **Priestwood & Garth** **Lynton, Wokingham Road**

Proposed erection of single storey wraparound extension to front, side and rear.

24/00057/TRTPO **Priestwood & Garth** **5 Lutterworth Close**

TPO 145 – Application to fell 2 trees.

23/00833/FUL **Easthampstead and Wildridings** **6 Denham Grove**

Proposed erection of first floor extension and rear dormer.

P140 / 2024 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
24/00050/FUL	40 Daventry Court	Approval	No Objection
24/00062/LB	Point Royal, Rectory Lane	Approval	No Objection
24/00063/FUL	Point Royal, Rectory Lane	Approval	No Objection

24/00084/FUL	20 Badgers Way	Approval	No Objection
24/00114/FUL	39 Manston Drive	Approval	No Objection
18/00796/FUL	103 Moordale Avenue	Refusal	Bracknell Town Councillors have no objections if the local standards of parking are adhered to and the property boundaries are standard distance from the pathway so not encroaching on Bracknell Forest Land.
24/00066/FUL	2 Burnham Grove	Approval	B.T. Councillors have no objection to the proposed extension and garage conversion, they are concerned that only 2 parking spaces are provided on the parking plan when a 4 bedroom house should provide 3 spaces.
24/00132/A	Jay Corner Coffee Shop & Bistro 71A Sparrowhawk Way	Approval	No Objection
23/00278/TRTPO	Al Dara, Ranelagh Drive	Approval	Observation: B.T Councillors would like to ask the tree officer to check the recommended reduction for pruning is adhered to.
24/00045/FUL	RSA Western House, Western Road	Approval	No Objection
24/00017/TRTPO	21 Glebewood	Approval	Observation: B.T Councillors would like to ask the tree officer to check the recommended reduction for pruning is adhered to.
24/00022/TRTPO	38 Stoney Road	Approval	Observation: B.T Councillors would like to ask the tree officer to check the recommended reduction for pruning is adhered to.

24/00108/FUL	1 Typhoon Close	Withdrawn	B.T Councillors have no objection to the alterations but do have concerns about the provision of parking in this area.
24/00140/FUL	132 Jameston	Approval	No Objection
24/00141/PAE	One The Braccans, London Road	COU PA Class E to C3 Granted	B.T Councillors will comment when this is a full application.
24/00172/PAH	57 Bullbrook Drive	Prior Approval HH Not Required	B.T Councillors will comment when this is a full application.

P141 / 2024 - Consultation Draft Bracknell Town Centre Masterplans Supplementary Planning Document

Bracknell Forest Council is publishing a draft Bracknell Town Centre Masterplans Supplementary Planning Document (SPD). **The public consultation runs from Monday 8 April 2024 until Monday 20 May 2024.**

The document sets out planning design guidance for several important locations on the edge of Bracknell town centre that are identified for mixed-use redevelopment.

The SPD will provide land use and design guidance for these three important sites:

- the Southern Gateway (the Bus station and some adjoining plots)
- the Eastern Gateway (the area around the former Council offices at Easthampstead House);
and
- the High Street multi-storey car park.

Once adopted, the SPD will be an important consideration in deciding planning applications on these sites.

The SPD contains design guidance on key issues such as:

- Movement
- Key frontages and edges
- Heights
- Land use
- Green infrastructure
- Landmark buildings
- Public realm
- Sustainability
- Public Art

Consultation documents are available to view and comments can be submitted by following the links below.

Online comments can be made by starting the survey at <https://consult.bracknell-forest.gov.uk/kse/event/37920> or emailing the response form to development.plan@bracknell-forest.gov.uk.

All information can be found on the Council's consultation webpage <http://www.bracknell-forest.gov.uk/town-centre-masterplans>, as well as hard copies of documents being available at libraries, and town and parish councils across the Borough.

Public exhibitions will be held on 25 & 27 April in The Lexicon, Bracknell, where officers will be available to explain proposals and answer any questions. Further details can be found on the consultation webpage.

Subject to the responses on the public consultation, a final version of the SPD is anticipated to be adopted as planning guidance in summer 2024.

The consultation closes on Monday 20 May 2024, at 11:59pm.

P142 / 2024 - On-Street Parking Proposals

Braybrooke Road
Austin Way - Vulcan Drive
Mill Park Access Road

Attachments

[5375-002 - Braybrooke Road - No waiting at any time proposal.pdf](#)

[5375-008 - Austin Way - Vulcan Drive - No waiting at any time proposals.pdf](#)

[5375-009 - Mill Pond access road - No loading - unloading proposal.pdf](#)

P143 / 2024 - Notice of Appeals

APP/R0335/W/24/3338074 - 23/00356/FUL 52 Park Road

Attachments

[Consult Bracknell Town Council.pdf](#)

P144 / 2024 - Notice of Appeal Decisions

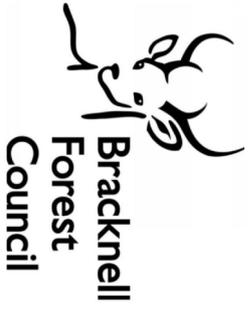
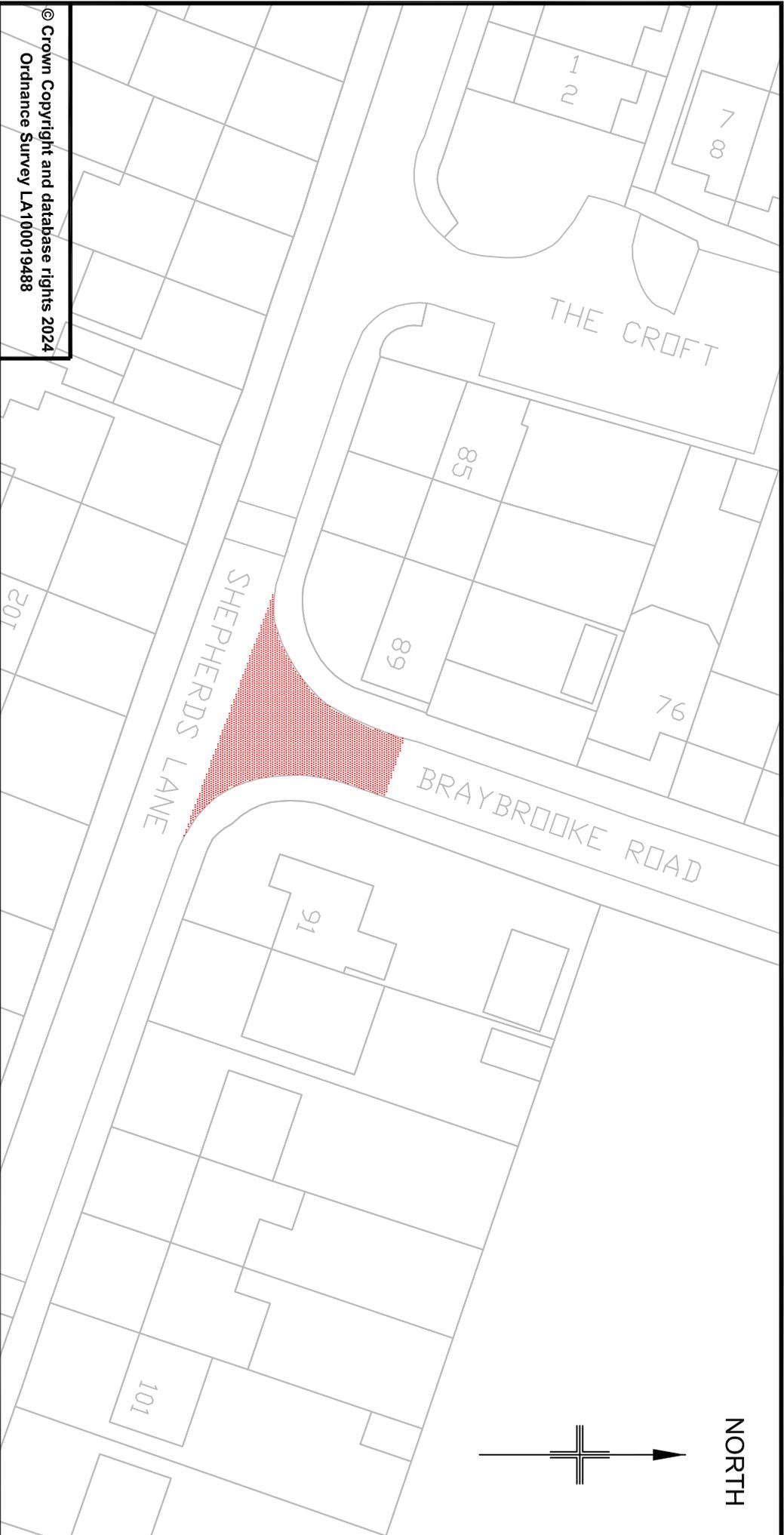
Appeal Decision - APP/R0335/D/24/3341900: 5 Tarragon Close, RG12 2BZ - 23-00318-FUL

Attachments

[202 - Turn away late appeal - Heather Paxton - 10 Apr 2024.pdf](#)

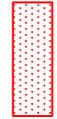
[211B - Case Officer - Sandra Chapman - 10 Apr 2024.pdf](#)

P145 / 2024 - Date of the next meeting



PLACE DIRECTORATE
Highway Engineering Group

Notes



Proposed 'No waiting at any time' restrictions.

Project title

On street parking Order 2024 Ph 1

Drawing title

Shepherds Lane/Braybrooke Road - 'No waiting at any time' proposal

Prepared by

LC

Checked by

AT

Scale

1:500

Date

Jan 2024

Project No.

Drawing Number
5375/002

Amend Letter

NORTH





Key:
 Proposed NVMAAT double yellow lines

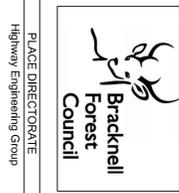
General arrangement
 Scale - 1:500

General arrangement
 Scale - 1:500



Location Plan
 Scale - 1:1000

Amendment	Date	Initials



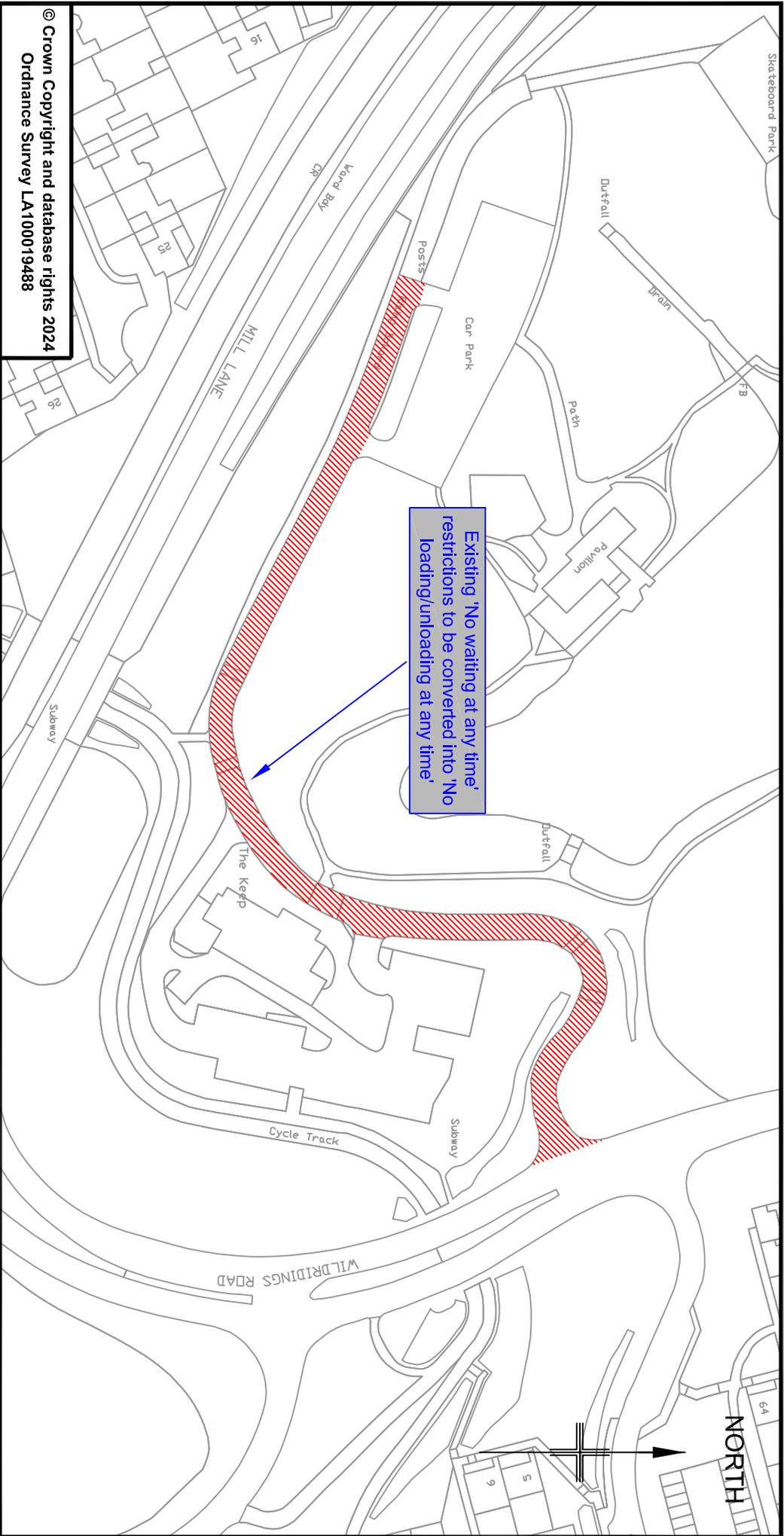
Project title
On-street parking order 2024 Ph 1

Drawing title
The Parks - 'No waiting at any time' proposal

Prepared by
 GW

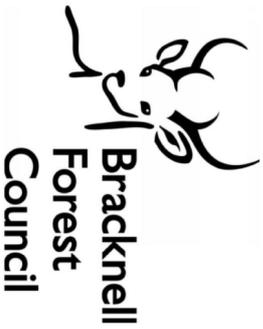
Checked by
 NR

Scale As Shown (A1) Date December 2023
 Project Number 5375 Drawing Number 008 Asset Ref NR



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 Ordnance Survey LA100019488

Notes



PLACE DIRECTORATE
 Transport Engineering Group

Project title		
On street parking Order 2024 Ph 1		
Drawing title		
Mill Pond access road - 'No loading/unloading at any time time' proposal		
Prepared by	Checked by	
LC	AT	
Scale	Date	
1:500	Feb. 2024	
Project No.	Drawing Number	Amend Letter
	5375/009	



Clerk To The Town Council
Bracknell Town Council
Brooke House
High Street
Bracknell
Berkshire
RG12 1LL

23rd April 2024

Dear Clerk To The Town Council

Town and Country Planning Act 1990

An appeal has been lodged with the Planning Inspectorate against the refusal by Bracknell Forest Borough Council in respect of the undermentioned proposal:-

Appellant: Taylor
Site Address: 52 Park Road Bracknell Berkshire
Proposal: Change of use of amenity land to residential.
P.I. Reference: APP/R0335/W/24/3338074
Our Reference: 23/00356/FUL

The appeal will be dealt with by means of **Written Representations**.

As you have been consulted on the planning application, you are again invited to comment on the proposal. (Any previous comments made at the application stage have already been forwarded to the Planning Inspectorate).

If you wish to make comments or modify/withdraw your previous representation you can do so on the Planning Inspectorate Website <https://acp.planninginspectorate.gov.uk>.

Alternatively if you do not have access to the internet, you can send **one copy** to:
Simon Dunn
The Planning Inspectorate
Room 3C

Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 22nd May 2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/R0335/W/24/3338074.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents may be inspected on the Planning Inspectorate Website at <https://acp.planninginspectorate.gov.uk/>, or on the Bracknell Forest Council Website <http://www.bracknell-forest.gov.uk/>.

The information you have provided will be used for planning purposes only and will be handled in accordance with the Data Protection Act 1998 and the General Data Protection Regulation (GDPR) 2018.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published on the Planning Inspectorate Website <https://acp.planninginspectorate.gov.uk/> and the Bracknell Forest Council Website <http://www.bracknell-forest.gov.uk/>.

Should you have any queries regarding this matter, please contact me.

Yours faithfully

Kevin Lloyd Jones

Planning Assistant
Planning and Transport
email kevin.lloydjones@bracknell-forest.gov.uk
Direct Line 01344 351602

PLACE PLANNING AND REGENERATION

Bracknell Forest Borough Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
T: 01344 352000 www.bracknell-forest.gov.uk



The Planning Inspectorate

Dr Heather Paxton
Wallace Bacon Consultants
53 Eastheath Avenue
WOKINGHAM
RG41 2PP

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5000
Customer Services:
0303 444 5000

Email: cat@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref:
Our Ref: APP/R0335/D/24/3341900

10 April 2024

Dear Dr Paxton,

Town and Country Planning Act 1990
Appeal by Mr Chris Corfield
Site Address: 5 Tarragon Close, BRACKNELL, RG12 2BZ

Thank you for your Householder (HAS) Appeal received on 03 April 2024.

Appeals and all of the essential supporting documentation must reach us within 12 weeks of the date of the local planning authority's notice of the decision.

As we received this appeal(s) after the time limit, we are unable to take any action on it.

I am sending a copy of this letter to the local planning authority.

Yours sincerely,

Validation Officer TA
Validation Officer TA

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>



The Planning Inspectorate

Sandra Chapman
Bracknell Forest Borough Council
Planning & Transportation Department
Time Square
Market Street
Bracknell
Berks
RG12 1JD

10 April 2024

Dear Madam,

Town and Country Planning Act 1990
Appeal by Mr Chris Corfield
Site Address: 5 Tarragon Close, BRACKNELL, RG12 2BZ

I refer to the above appeal and enclose a copy of correspondence for your information.

Yours sincerely,

Validation Officer TA

Validation Officer TA

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5000
Customer Services:
0303 444 5000

Email: cat@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: 23/00318/FUL/RFULZ
Our Ref: APP/R0335/D/24/3341900

Tuesday 21st May 2024 at 6.30pm in the Council Chamber.

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