



Bracknell Town Council

Planning Committee Tuesday, November 28, 2023

Date	Tuesday, November 28, 2023
Time	18:30 - 19:35
Location	Council Chamber
Present	Clr Kwabena Adutwum-Quaye, Clr Janet Cochrane, Clr Ellen Mac Hale, Clr Jenny Penfold, Clr Lucy Young.
Apologies	None
Virtual	None
Officers	Debbie Horton

Minutes

P82 / ATTENDANCE 2023

1. To receive apologies - None
2. Substitution - None
3. Co-options - None

P83 / DECLARATIONS OF INTEREST 2023

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

P84 / MINUTES To approve as a correct record the minutes of the last meeting of 7th November 2023.

The minutes of the meeting held on the 7th of November 2023 were approved as a correct record.

P85 / MATTERS ARISING To discuss any matters arising not discussed elsewhere on the agenda. **2023** None.

P86 / TO CONSIDER PLANNING APPLICATIONS RECEIVED 2023 Deferred from 7th November 2023

23/00236/TRTPO Easthampstead & Wildridings Easthampstead Baptist Church

TPO 1049 - Application to fell 1 tree.

No Objection.

23/00689/FUL Priestwood & Garth 1 Clintons Green
Proposed erection of single storey rear extension including 2 lantern rooflights windows.
No Objection.

- 23/00696/FUL** **Harmans Water & Crown Wood** **24 Dalcross**
Proposed erection of single storey front and rear extensions.
No Objection.
- 23/00690/FUL** **Hanworth** **40 Ludlow**
Proposed conversion of garage into habitable accommodation and erection of single storey rear extension including 2 roof lights.
No Objection.
- 23/00695/FUL** **Great Hollands** **Great Hollands Recreation Ground**
Creation of car parking area.
No Objection.
- 23/00697/FUL** **Harmans Water & Crown Wood** **32 Pankhurst Drive**
Proposed two storey side extension, single storey side and rear extensions.
No Objection.
- 23/00700/FUL** **Great Hollands** **2 Yardley**
Retention of a single storey front extension with steps.
No Objection.
- 23/00703/FUL** **Priestwood & Garth** **4 & 5 Kiln Lane**
Retention of replacement boiler housing and plant machinery.
No Objection.
- 23/00704/FUL** **Easthampstead & Wildridings** **Chatham Court & Mabley Court**
Milton Close
Replacement and alterations to fenestration of 2 residential buildings.
No Objection.
- 23/00714/FUL** **Easthampstead & Wildridings** **49 Crowthorne Road**
Proposed single storey front and rear extensions.
Observation: 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.
- 23/00717/FUL** **Bullbrook** **30 Bay Road**
Proposed erection of single storey front extension and part single, part two storey rear extension with associated fenestrations.
Observation: B.T Councillors have concerns that the scale of the rear extension is out of character with adjoining properties, also with a large front extension the property could be overbearing and have an oppressive impact on the adjoining properties.
- 23/00682/FUL** **Great Hollands** **64 Holland Pines**
Proposed conversion of garage into habitable accommodation including alterations to raise roof height and erection of 1.5m fence to side and front boundary.
Part approval - Part refusal:

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.

23/00722/FUL Priestwood & Garth 15 Braybrooke Road
Proposed loft conversion, including raising of existing ridge height and the creation of a dormer to the rear elevation. Enclosure of existing open porch.
No Objection.

23/00242/TRTPO Priestwood & Garth 11 Staverton Close
TPO 439 – Application to fell 1 tree.
Observation: B.T C have no objection and would concur with the tree officer's decision.

23/00726/FUL Easthampstead & Wildridings 32 Babbage Way
Proposed erection of single storey rear extension following demolition of existing canopy.
No Objection.

23/00736/FUL Easthampstead & Wildridings 41 Redvers Road
Proposed single storey front and side extensions and two storey rear and side extensions following demolition of existing store area.
No Objection.

**P87 / PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS TO THE BRACKNELL
2023 FOREST LOCAL PLAN**

Emerging Bracknell Forest Local Plan

Consultation on Proposed Main Modifications

Start Date: 31/10/23 10:00 AM to End Date: 12/12/23 11:59 PM

The emerging Bracknell Forest Local Plan is currently at examination. Following the close of the Hearing Sessions in October 2022, the Inspectors sent the Council a Post Hearings Letter outlining the changes or main modifications considered necessary to ensure that the Pre-Submission Bracknell Forest Local Plan passes the Government's tests of 'soundness^[1]'. These (including consequential changes to the policies and supporting text) have now been compiled into a schedule and agreed for consultation by the Inspectors. A document providing details of any required changes to the Policies Map and other plans contained within the BFLP is also being published to ensure they correctly represent policies contained within the BFLP.

The Proposed Main Modifications are being put forward without prejudice to the Inspectors' final conclusions which will take account of all representations submitted in response to this consultation. The Inspectors will only consider representations made on the Proposed Main Modifications. This is not an opportunity to raise matters relating to other parts of the Plan that have already been considered by the Inspectors during the examination or to identify new issues.

The **Proposed Main Modifications** consultation documents are:

- Schedule of Proposed Main Modifications to the Pre-Submission Bracknell Forest Local Plan (October 2023)
- Schedule of Map Changes linked to the Proposed Main Modifications (October 2023)
- Addendum to the Sustainability Appraisal (SA) (Incorporating Strategic Environmental Assessment) of the Pre-Submission Bracknell Forest Local Plan (March 2021) October 2023
- Addendum to the Habitats Regulations Assessment of the Pre-Submission Bracknell Forest Local Plan (March 2021) October 2023

The Council has also compiled a schedule of ‘Additional Modifications’ to provide clarification, corrections, and minor updates to other text. There is also a linked Schedule of Additional Changes to the Policies Map and other plans. These changes do not relate to the soundness of the Plan and are being published for information on the Council’s website (any comments on these will not be forwarded to the Inspectors for their consideration).

The documents and Response Form (which must be used if you wish to comment), are available to view and download on the Council's consultation portal at:

https://consult.bracknell-forest.gov.uk/portal/main_modifications_october_23

The preferred way to comment is online through the consultation portal:

https://consult.bracknell-forest.gov.uk/portal/main_modifications_october_23

Response Forms can also be submitted by using the following email or postal address:

By email to: development.plan@bracknell-forest.gov.uk

Noted.

**P88 /
2023** **DECISION NOTICES**

Application no	Address	BFB Decision	BTC Comments
23/00504/FUL	9 Fanes Close	Approval	No objection
21/01056/FUL	26 High Street	Approval and Legal Agreement Signed	No objection
22/00786/FUL	4 Kiln Lane	Withdrawn.	No objection
23/00228/PARC	Atrium Court, The Ring	Withdrawn	No objection

23/00483/FUL	2-3 Sterling Centre, Eastern Road	Approval	Observation: B.T Councillors have no objection but would like to consider the residential flats in this road and restricted opening hours to allow
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			quiet time for local residents in evenings and Sundays
23/00539/FUL	51 Falcon Way	Approval	No objection
23/00674/PAH	3 Cherbury Close	Prior Approval HH Not Required	B.T.C are not able to comment on PAH.
21/01049/FUL	Fairway, 16 Hatchgate Copse	Approval	No objection

Noted

P89 / 2023 **DATE OF THE NEXT MEETING** Tuesday 19th December 2023 at 6.30pm in the Council Chamber.

Noted.

Sign:

Date: