



Bracknell Town Council

Planning [In-person] Tuesday 14th January 2025

Date	Tuesday 14th January 2025
Time	18:30 - 19:30
Location	Council Chamber, Brooke House
Present	Clr Janet Cochrane, Clr Ellen MacHale, Clr Jenny Penfold, Clr Cath Thompson, Clr Lucy Young.
Apologies	Clr Kwabena Adu-Quaye
Substitute	Clr Cath Thompson
Virtual	Clr Guy Gillbe
Officers	Debbie Horton

Minutes

P1 / ATTENDANCE 2025

1. To receive apologies – Clr Kwabena Adu-Quaye
2. Substitution – Clr Cath Thompson
3. Co-options - None

P2 / DECLARATIONS OF INTEREST 2025

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.**

P3 / MINUTES 2025

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

The minutes of the meeting held on the 17th^{of} December 2024 were approved as a correct record.

P4 / MATTERS ARISING 2025

To discuss any matters arising not discussed elsewhere on the agenda. **None.**

P5 / TO CONSIDER PLANNING APPLICATIONS RECEIVED 2025

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

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

No Objection.

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.

B.T.C recommends refusal for the following reasons:

- 1) Placing this street hub at this busy railway station with crossing points to other transport links and town access would be dangerous, impeding the safety of pedestrian flow and disability access.**
- 2) Placing a hub directly next to a busy road with advertising that could easily distract drivers and block road visibility for pedestrians is irresponsible.**
- 3) Bracknell already suffers from plenty of street advertising hubs, too many would be in conflict with Bracknell Forest Local Plan & Bracknell Town Neighbourhood Plan of keeping our Town centre aesthetically pleasant and disability & pedestrian friendly.**

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.

B.T.C recommends refusal

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.

B.T.C recommends refusal for the following reasons:

- 1) This area is a busy main flow from Princess Square shopping precinct to the open shopping area of the town centre, twice weekly accommodates our local market stalls and already has an advertising hub. Obstructing the disability & pedestrian highway with another hub would be unnecessary.**

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.

B.T.C recommends refusal

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.

B.T.C recommends refusal, Bracknell already suffers from plenty of street advertising hubs, too many would conflict with Bracknell Forest Local Plan & Bracknell Town Neighbourhood Plan of keeping our Town centre aesthetically pleasant and safe for disability & pedestrian use.

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.

B.T.C recommends refusal

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.

B.T.C. recommends refusal, placing a hub directly next to a busy road with advertising that could easily distract drivers and block road visibility for pedestrians is irresponsible.

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.

B.T.C recommends refusal

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.

Observation: B.T Councillors have no objection to the single storey front extension on this property, they do have concerns about the replacement garage, this site has many different tenants/authorities, presuming this applicant owns the garage in question, it would be crucial that the size is the same as the original garage be fair to all other garage tenants/owners.

24/00745/FUL Easthampstead & Wildridings 11 Lemington Grove

Proposed single storey rear and front extensions.

No Objection.

24/00747/FUL Easthampstead & Wildridings 16 Balfour Crescent

Proposed front extension.

Observation: B.T. Councilors have concerns about the extra depth added to the proposed extension as it would have an adverse impact on the adjacent properties by virtue of overshadowing and loss of daylight to habitable rooms.

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.

No Objection.

24/00205/TRTPO Great Hollands Easthampstead Park, Old Wokingham Road

TPO 1253 – Application to fell 1 tree.

Observation: B.T.C have no objection as this tree is obviously deceased but would like to see a suitable tree planted to replace this loss.

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.

No Objection.

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

No Objection.

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.

No Objection.

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.

No Objection.

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.

No Objection.

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.

No Objection.

24/00197/TRTPO **Bullbrook** **Savanah, 101 Lily Hill Road**
TPO 445 – Application to prune trees.
Observation: B.T.C. defers to the experience of the tree officer for this application.

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 Millennium Way.

No Objection.

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.

No Objection.

P6 / 2025 **DECISION NOTICES**

Application no	Address	BFB Decision	BTC Comments
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 from 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 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.
24/00542/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

			<p>applications.</p> <p>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.</p>
23/00767/FUL	Beaufort Park, South Road	Approved and Legal Agreement Signed	<p>B.T. Councillors still recommend refusal for the following reasons:</p> <p>1) Extra traffic flow caused by this development, which due to its location will mainly be 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.</p> <p>2) New developments encourage residents to move in from other areas impacting the growth of population and impacting on local services, Schools, Doctors, Dentist included. B.T.C have concerns about the pressure on these already overstretched facilities.</p>
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.

Noted.

P7 / APPLICATIONS FOR PRIOR APPROVAL

2025 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).

Noted.

P8 / CONFIRMATION OF TREE PRESERVATION ORDER

2025 Land at Westbrook Gardens

Noted.

P9 / DATE OF THE NEXT MEETING

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

Noted.

Sign:

Date: