



# Bracknell Town Council

## Planning [In-person] Tuesday, February 25, 2025

Date	<b>Tuesday, February 25, 2025</b>
Time	<b>6:30 PM - 7:30 PM</b>
Location	<b>Council Chamber</b>
Present	Cllr Janet Cochrane, Cllr Ellen MacHale, Cllr Cath Thompson, Cllr Jenny Penfold, Cllr Lucy Young
Apologies	Cllr Kwabena Adu-Quaye
Officers	Debbie Horton

### Minutes

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2025**

#### **ATTENDANCE**

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

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#### **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**

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**MINUTES**  approve as a correct record the minutes of the last meeting held on Tuesday 4th February 2025.

**The minutes of the meeting held on the 4th<sup>of</sup> February 2025 were approved as a correct record.**

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

**None**

**P23 / TO CONSIDER PLANNING APPLICATIONS RECEIVED  
2025**

**25/00033/FUL                      Priestwood & Garth                      2 The Western Centre**

Change of use from class B8 warehouse with ancillary offices to class E leisure use for inflatable play zone with ancillary café facilities.

**No Objection.**

**25/00036/FUL                      Hanworth                      1 Knightswood**

Proposed erection of single storey rear and front extensions following demolition of existing conservatory.

**No Objection.**

**25/00038/FUL                      Hanworth                      132 Jameston**

Proposed new flat roof in lieu of previously approved pitched roof and change in size of rear extension, new entrance door with ramped approach to existing front porch to allow for improved wheelchair access.

**No Objection.**

**25/00010/TRTPO                      Priestwood & Garth                      39 Meadow Way**

TPO 1298 – Application to prune 3 trees.

**Observation: B.T.C Defer to the experience of the tree officer.**

**25/00052/FUL                      Town Centre & The Parks                      10 Woodbridge Close**

Demolition of existing conservatory, shed and porch. Erection of two storey side extension, single storey rear extension, front porch and part garage conversion.

**No Objection.**

**25/00035/FUL                      Hanworth                      78 Brunswick**

Proposed dropped kerb to existing driveway.

**No Objection.**

**25/00051/FUL                      Easthampstead & Wildridings                      23 Hollerith Rise**

Proposed single storey rear extension with flat roof, roof light and associated internal changes following the demolition of an existing conservatory.

**No Objection.**

**25/00053/FUL                      Easthampstead & Wildridings                      25 Longwater Road**

Installation of side gate (Retrospective).

**B.T.C recommend refusal**

- 1. Another retrospective application for this property, doing the work first and applying for permission after it is wrong and we need to discourage this practice, other residents in our borough adhere to the correct procedures as should this applicant.**

2. 2) The large side gate is excessive in size as there is no vehicular access to this area, a small single sized side gate would be acceptable for any other access needed, it is clear vehicles have been illegally driven up the pedestrian pathway making this a danger to the public who regularly use this pedestrian highway including, parents, children and members of the public with disabilities.

**B.T Councillors would like to see this unauthorised activity stopped.**

**25/00061/FUL                      Bullbrook    Bay House, Bay Road**

Section 73 application to vary condition 2 (approved plans) of planning permission 22/00276/FUL for redevelopment of the Bay House site to provide a 6-storey block comprising 32 flats (23 x 1 bedroom and 9 x 2 bedroom), alongside car parking, cycle parking, refuse and recycling storage, amenity space, landscaping and other associated works. [For clarification this application proposes amendments to landscaping and tree protection details.

**No Objection.**

**25/00065/FUL                      Priestwood & Garth    20 Annerforde Place**

Proposed erection of two storey side extension and front porch. (Amendment to Planning Permission 24/00480/FUL).

**B.T. Councillors recommend refusal:**

- 1) **This property has been left empty for several years and allowed to fall into a derelict state, becoming an eyesore and nuisance surrounding residents. Application 24/00480/FUL was approved against all consultee's recommendations for refusal. B.T.C now believe any added amendments to this application should be refused and the property should be brought back into a livable state rather than being wasted when accommodation is much needed in our area for a family, not multiple occupants.**
- 2) **The property cannot comply with parking standards as the parking space in front of the property which has no right of way or access so cannot be used.**

**25/00068/FUL                      Binfield South & Jennett's Park    Wallace House, Oldbury**

Proposed installation of 2 external AC condenser units and 2 external louvre grilles on the ground floor.

**No Objection.**

**25/00070/FUL                      Binfield South & Jennetts's Park    Waitrose Ltd, Doncastle Road**

Installation of 1 external AC condenser unit on the ground floor North-West elevation.

**No Objection.**

<b>Application no</b>	<b>Address</b>	<b>BFB Decision</b>	<b>BTC Comments</b>
24/00562/FUL	13 Beedon Drive	Approval	No Objection
24/00188/TRTPO	Maxis, 2 Western Road	Approval	Observation: B.T Councillors would concur with the tree officer's decision but would suggest an alternative, a replacement tree to be planted, if not here in a suitable place within the Bracknell area to offset the removal of these trees.
20/00743/FUL	Fitzwilliam House, Skimped Hill	Withdrawn	No Objection
23/00435/FUL	Land at Park View Farm, Old Wokingham Road	Refusal	No Objection
23/00531/FUL	46 Lily Hill Road	Approved and Legal Agreement Signed	B.T Councilors recommend refusal until the Thames Basin Health Special protection area objectives are adhered to.
24/00679/FUL	80 Jaguar Lane	Approval	Observation: B.T. Councillors have concerns regarding parking on this application due to adding extra bedrooms, the garages on this estate can only accommodate a small vehicle.
24/00793/FUL	21 Harmans Water Road	Approval	No Objection
24/00801/FUL	120 Moordale Avenue	Approval	No Objection
24/00812/FUL	Point Royal, Rectory Lane	Approval	No Objection

24/00813/LB	Point Royal, Rectory Lane	Approval	No Objection
0 Plans show 20/00709/FUL	7 Wilberforce Way	Withdrawn	B.T Councillors recommend refusal for the following reasons: 1) The proposed additions to this property are overbearing and out of character with surrounding properties in this area. 2) Parking is already under pressure in this cu-de-sac B.T. Councillors feel there would be insufficient parking for the size of this property.
24/00185/TRTPO	7 Pankhurst Drive	Refusal	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00747/FUL	16 Balfour Crescent	Approval	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
24/00766/FUL	The Horse and Groom, Bagshot Road	Approval	No Objection
24/00774/3	The Avenue Car Park, Millennium Way	Approval	No Objection
24/00776/FUL	160 Binfield Road	Approval	No Objection
24/00777/FUL	160 Binfield Road	Approval	No Objection

24/00792/PAE	RSA House, Western Road	COU PA Class E to C3 Granted	B.T.C have been told they cannot comment on Prior approvals, they must be a full application.
24/00810/A	42 High Street	Grant with Extra Conditions (Adverts)	No Objection

**Noted**

**P25 /** **DATE OF THE NEXT MEETING** Tuesday 18th March 2025 at 6.30pm in the Council  
**2025** Chamber.

**Noted**

Sign:

Date: