



Bracknell Town Council

Planning [In-person] Tuesday March 18 2025

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning Committee** in the **Council Chamber** on the **Tuesday March 18 2025** at **18:30**.

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

P26 / 2025 - Attendance

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

P27 / 2025 - 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

P28 / 2025 - Minutes

To approve as a correct record the minutes of the last meeting.

Attachments

[Meeting minutes - 2025-02-25](#)

P29 / 2025 - Matters Arising

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



Bracknell Town Council

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

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

Minutes

**P19 /
2025**

ATTENDANCE

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

**P20 /
2025**

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**

**P21 /
2025**

MINUTES To 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^{of} February 2025 were approved as a correct record.

**P22 /
2025**

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 Anneforde 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.

Application no	Address	BFB Decision	BTC Comments
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:

P30 / 2025 - To consider Planning Applications received

P31 / 2025 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
24/00767/LB	The Horse & Groom, Bagshot Road	Approval	No Objection.
24/00479/FUL	20 Anneforde Place	Approval	B.T Councillors recommend refusal for the following reasons: 1) Parking, road safety and access problems. Only one parking space for this property falls way below the BFC parking standard of 3 spaces for a 4-bedroom house. This street already suffers from parking congestion particularly on this bend where properties have no access to provide driveways. 2) B.T.C completely support neighbouring residents' objections and comments regarding the removal of the garage structure. Due to the position of the garage being across two gardens it will not create an entrance large enough for a car to enter at the rear of this property and will affect the neighbouring property's garden, exposing their security & privacy. B.T.C would like to see a highways report regarding the access /parking to this property.
24/00139/TRCA	Stardust, 5 Swancote Green	No TPO	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.

24/00560/3	Downshire Golf Course	Approval	Observation: B.T Councillors understand the need for more burial space but also support residents who feel losing this facility would be detrimental to family recreation time and progression of sport, Councillors suggest another appropriate sight should be found to replace this facility.
24/00749/FUL	7 Friendship Way	Approval	No Objection.
21/01044/FUL	Land to Rear of 129 Binfield Road	Refusal	B.T Councillors recommend refusal and stand by their original decision for the following reasons: 1) Overdevelopment of this plot it already has a sizeable dwelling and is now proposing a new property. 2) Overbearing and out of character to have another 2 storey substantial sized property at the end of a garden. 3) Overlooking - the proposal due to its position will lead to a loss of privacy for the surrounding properties. 4) Inadequate Parking & Service Access problems due to the only form of entry being a service road to the local garages, B.T.C feel entry should be through 129 Binfield Road not through the service road.
23/00804/FUL	Whynscar House, Grenville Place	Approved and Legal Agreement Signed	No Objection.
24/00565/FUL	28 Pankhurst Drive	Approval	Observation: B.T Councillors have no objection to this application but support any request from 'Highways' regarding safety

24/00647/FUL	Iveagh Court, Nightingale Crescent	Approval	No Objection.
24/00723/FUL	11 Trevelyan	Withdrawn	B.T Councillors recommend refusal referring to BTC NP Policy HO2, Councilors do not agree that this property can support more tenants, vehicles and household waste, without considerable impact on the local neighbourhood.
24/00730/FUL	Pavement outside Railway Station, Market Street	Refusal	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 of 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	Pavement outside Railway Station, Market Street	Refusal	B.T.C recommends refusal
24/00733/A	Pavement outside 37 Braccan Walk	Refusal	B.T.C recommends refusal

24/00734/FUL	Pavement near 26 High Street	Refusal	B.T.C recommends refusal, 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 safe for disability & pedestrian use
24/00735/A	Pavement near 26 High Street	Refusal	B.T.C recommends refusal
24/00736/FUL	Pavement outside Ringside, 81 High Street	Refusal	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	Pavement outside Ringside, 81 High Street	Refusal	B.T.C recommends refusal
24/00744/FUL	16 Ringwood	Approval	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.
24/00198/TRTPO	Quadrant Court	Approval	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.

24/00205/TRTPO	Easthampstead Park, Old Wokingham Road	Approval	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.
24/00799/FUL	1 Coningsby	Approval	No Objection.
24/00807/T	Former Bus Station Site, Market Street	Approval	No Objection.
24/00814/FUL	30 Parkland Drive	Approval	Observation: B.T Councillors have concerns about the shading/ shadow this Porch extension may cause to the neighbouring property
25/00015/FUL	Vinewillow House, Old Wokingham Road	Refusal	No Objection.
25/00038/FUL	132 Jameston	Approval	No Objection.

P32 / 2025 - Date of the next meeting

Tuesday 8th April 2025 at 6.30pm in the Council Chamber.