



Bracknell Town Council

Planning [In-person] Tuesday, March 18, 2025

Date	Tuesday, March 18, 2025
Time	6:30 PM - 7:00 PM
Location	Council Chamber
Present	Cllr. Kwabena Adu-Quaye (Chair), Cllr. Ellen MacHale, Cllr. Cath Thompson & Cllr. Lucy Young.
Apologies	Cllr. Jenny Penfold, Cllr. Janet Cochrane
Virtual	
Officers	Debbie Horton

Minutes

P26 / 2025 ATTENDANCE

1. To receive apologies – Cllr. Janet Cochrane & Cllr. Jenny Penfold.
2. Substitution – None.
3. Co-options – None.

P27 / 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.**

P28 / 2025 MINUTES To approve as a correct record the minutes of the last meeting held on Tuesday 25th February 2025.

The minutes of the meeting held on the 25th^{of} February 2025 were approved as a correct record.

P29 / 2025 MATTERS ARISING To discuss any matters arising not discussed elsewhere on the agenda.

None.

P30 / TO CONSIDER PLANNING APPLICATIONS RECEIVED

2025 24/00206/TRTPO Priestwood & Garth 1 Priestwood Avenue

TPO 1276 – Application to fell 1 tree.

Observation: B.T.C have No Objection & would concur with the decision of the tree officer.

25/00007/3 Bullbrook Land to the North of Lily Hill Car Park, Lily Hill Road

Proposed erection of timber building measuring 28sqm for the purpose of operating a catering unit, with outdoor temporary seating measuring 28sqm to the front of the building.

B.T.C supports this application, this catering facility has been a great asset to users of the park for many years now, it is very well attended and appreciated by all visitors to Lily Hill Park.

25/00044/FUL Priestwood & Garth 54 Binfield Road

Proposed single storey rear extension.

No Objection.

25/00073/FUL Great Hollands 32 Silwood

Proposed erection of first floor extension above existing garage, partial conversion of garage to create playroom and front porch.

No Objection.

25/00021/TRTPO Easthampstead & Wildridings Easthampstead Baptist Church, South Hill Road

TPO 1049 – Application to prune 2 trees and fell 1 tree.

Observation: B.T.C have No Objection & would concur with the decision of the tree officer to keep trees in a safe condition.

25/00030/TRTPO Priestwood & Garth 32 Stoney Road

TPO 1086 – Application to prune 7 trees.

B.T.C supports this application and would be pleased to see the beautiful trees in Bracknell kept in a safe, healthy condition.

P31 DECISION NOTICES

**/
2025**

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 supports 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 advertising hubs, too many would 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 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.
--------------	--------------	----------	---------------

NOTED.

P32 DATE OF THE NEXT MEETING:
/ Tuesday 8th April 2025 at 6.30pm in the Council Chamber.
2025 Noted.

Sign:

Date: