



Bracknell Town Council

Planning [In-person] Tuesday April 8 2025

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning Committee [In-person]** in the **Council Chamber** on the **Tuesday April 8 2025** at **18:30 - 19:30**.

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

P33 / 2025 - Attendance

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

P34 / 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

P35 / 2025 - Minutes

To approve as a correct record the minutes of the last meeting held on Tuesday 18th March 2025.

[Meeting minutes - 2025-03-18](#)



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.
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NOTED.

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

Sign:

Date:

P36 / 2025 - Matters Arising

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

P37 / 2025 - To consider Planning Applications received

25/00039/FUL Town Centre & The Parks Lovell House, 4 Buttermere Gardens

Proposed erection of porch, part first floor extension/part 2 storey erection of rear single storey extension and extension to the existing detached garage.

25/00091/FUL Priestwood & Garth Millgate house, 10 Sherring Close

Proposed single storey attached garage extension.

**25/00101/A Town Centre & The Parks 262 Winchester House (Unit B
Ground Floor Premises)**

Proposed illuminated advertisement (fascia sign and projecting sign),

**25/00111/FUL Binfield South & Jennett's Park 2nd Easthampstead Scout
Group HQ, Ringmead**

Section 73 application to vary condition 20 (Use of Building) of planning permission 14/00031/FUL for the erection of a community building to be used as a scout hut and pre-school (mixed use – sui generis) with associated alterations to car park access, provision of 4 additional car parking spaces, construction of footpath and erection of 2m high fence. (For clarification: this application seeks to enable children younger than 2 to attend the pre-school to meet local childcare needs and government expectations on early years childcare).

25/00133/FUL Easthampstead & Wildridings Mill Pond, Wildridings Road

Proposed pump track and 2-man BMX track.

25/00113/FUL Bullbrook 7 Drummond Close

Proposed erection of single storey rear extension.

25/00184/PAE Priestwood & Garth 5 Arlington Square

Prior approval for change of use from offices (Class E to Class C3) to provide 63 residential units.

25/00138/FUL Easthampstead & Wildridings 8 Crossfell

Installation of dormer in rear elevation.

25/00139/FUL Bullbrook 2 Waldron Hill

Proposed single storey side and rear extensions following the demolition of the existing stores.

25/00140/A

Town Centre & The Parks

25 The Avenue

Proposed internally illuminated letters logo on shopfront.

25/00142/FUL

Harmans Water & Crown Wood

28 Nightingale Crescent

Proposed single storey side extension and front porch following demolition of existing utility/store.

25/00155/A

Town Centre & The Parks

Time Square, Market

Street

Application to fly VE Day 80 flag on an existing pole over period of national celebration.

25/00153/FUL

Hanworth

St Margaret Clitherow

County Primary School, Pembroke

Temporary siting of a modular Portakabin for use as classroom.

P38 / 2025 - Decision Notices

Application no	Address	BFB Decision	BTC Comments
24/00133/TRTPO	Easthampstead Park, Old Wokingham Road	Withdrawn	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.
24/00573/FUL	105 Underwood	Approval	No Objection
24/00574/FUL	Greenwood, Larchwood, The Cedars, The Willows, Rowan, Pine Court and The Firs, Wayland Close	Withdrawn	B.T. Councillors recommend refusal on all the Wayland Close applications. 1) The alterations proposed to each of these residential flats are completely out of character for these buildings. B.T.C would like to see the already tired appearance updated/enhanced /improved to match any proposed alterations instead of placing something completely out of character on top of the

			<p>buildings.</p> <p>2) Although B.T.C would like to see the flats improved and agree the addition of lifts would be very beneficial to all residents, the proposed elevations of extra floors on the flats would have an adverse impact due to overlooking and loss of privacy on adjacent properties.</p> <p>3) An overbearing & oppressive impact on neighbouring properties due to the height of the flats. Adding 1 floor would keep the height below surrounding tree level and retain the natural appearance of the area; the flats are in a woodland setting and BF Local plan promotes character and context in keeping with the area.</p> <p>4) B.T.C would also like to see a Highways report regarding extra traffic flow in this quiet residential close.</p>
24/00577/PADAS	Greenwood and Larchwood, Wayland Close	Withdrawn	<p>B.T. Councillors recommend refusal on all the Wayland Close applications.</p> <p>1) The alterations proposed to each of these residential flats are completely out of character for these buildings. B.T.C would like to see the already tired appearance updated/enhanced /improved to match any proposed alterations instead of placing something completely out of character on top of the buildings.</p> <p>2) Although B.T.C would like to see the flats improved and</p>

			<p>agree the addition of lifts would be very beneficial to all residents, the proposed elevations of extra floors on the flats would have an adverse impact due to overlooking and loss of privacy on adjacent properties.</p> <p>3) An overbearing & oppressive impact on neighbouring properties due to the height of the flats. Adding 1 floor would keep the height below surrounding tree level and retain the natural appearance of the area; the flats are in a woodland setting and BF Local plan promotes character and context in keeping with the area.</p> <p>4) B.T.C would also like to see a Highways report regarding extra traffic flow in this quiet residential close</p>
24/00578/PADAS	The Firs and The Willows, 14 Wayland Close	Withdrawn	<p>B.T. Councillors recommend refusal on all the Wayland Close applications.</p> <p>1) The alterations proposed to each of these residential flats are completely out of character for these buildings. B.T.C would like to see the already tired appearance updated/enhanced /improved to match any proposed alterations instead of placing something completely out of character on top of the buildings.</p> <p>2) Although B.T.C would like to see the flats improved and agree the addition of lifts would be very beneficial to all residents, the proposed</p>

			<p>elevations of extra floors on the flats would have an adverse impact due to overlooking and loss of privacy on adjacent properties.</p> <p>3) An overbearing & oppressive impact on neighbouring properties due to the height of the flats. Adding 1 floor would keep the height below surrounding tree level and retain the natural appearance of the area; the flats are in a woodland setting and BF Local plan promotes character and context in keeping with the area.</p> <p>4) B.T.C would also like to see a Highways report regarding extra traffic flow in this quiet residential close.</p>
24/00580/PADAS	The Cedars and Pine Court, 16 Wayland Close	Withdrawn	<p>B.T. Councillors recommend refusal on all the Wayland Close applications.</p> <p>1) The alterations proposed to each of these residential flats are completely out of character for these buildings. B.T.C would like to see the already tired appearance updated/enhanced /improved to match any proposed alterations instead of placing something completely out of character on top of the buildings.</p> <p>2) Although B.T.C would like to see the flats improved and agree the addition of lifts would be very beneficial to all residents, the proposed elevations of extra floors on the flats would have an adverse impact due to</p>

			<p>overlooking and loss of privacy on adjacent properties.</p> <p>3) An overbearing & oppressive impact on neighbouring properties due to the height of the flats. Adding 1 floor would keep the height below surrounding tree level and retain the natural appearance of the area; the flats are in a woodland setting and BF Local plan promotes character and context in keeping with the area.</p> <p>4) B.T.C would also like to see a Highways report regarding extra traffic flow in this quiet residential close.</p>
24/00152/TRTPO	66 Moordale Avenue	Approval	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
25/00036/FUL	1 Knightswood	Approval	No Objection
25/00052/FUL	10 Woodridge Close	Approval	No Objection
25/00020/FUL	43 Moordale Avenue	Approval	No Objection
25/00051/FUL	23 Hollerith Rise	Approval	No Objection
23/00756/FUL	Land Rear of 29 Warfield Road and 7 Sherring Close	Approved and Legal Agreement Signed	Recommend refusal: B.T. Councillors recommend refusal, the 3 houses are already 5 bedrooms and oversized for the location they will occupy. B.T.C do not feel these houses should have permission for any extra bedrooms, although parking standards for 3 cars are met, a

			6-bedroomed house can warrant 6 cars plus.
24/00238/FUL	Bracknell Leisure Centre, Bagshot Road	Refusal	No Objection
25/00065/FUL	20 Anneforde Place	Refusal	<p>Recommend refusal: B.T. Councillors recommend refusal:</p> <p>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.</p> <p>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.</p>
25/00073/FUL	32 Silwood	Approval	No Objection

P39 / 2025 - Applications for Prior Approval

25/00162/PAH

Bullbrook

Brook Farm, 23 Martins Lane

Prior approval application for proposed erection of single storey rear extension.

P40 / 2025 - Notice of Appeals

APP/R0335/W/25/3361492 - 23/00435/FUL, Park View Farm Old Wokingham Road

25/00015/FUL - Vinewillow House - APP/R0335/D/25/3362264

[Appeal Notification Clerk To Bracknell Town Council.pdf](#)

[Appeal notification - Bracknell Town Council.pdf](#)

P41 / 2025 - Outline Planning Applications

25/00143/OBS Land at Phase 2A of the South Wokingham SDL, London Road, Wokingham

Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

25/00146/OBS Land at Phase 2A and 2B of the South Wokingham SDL, London Road, Wokingham

Application for submission of details to comply with the following conditions of planning consent 240892 dated 05.02.2025. Condition 3 relates to levels, condition 9 to a Construction Environmental Management Plan (CEMP) and condition 14 to highways construction details.

25/00181/OBS Land at Phase 2A of The South, Wokingham SDL, London Road, Wokingham

Reserved matters pursuant to Outline Planning Consent 191068 comprising the erection of 343 dwellings and associated infrastructure (green, blue and highway). Details of appearance, landscaping, layout and scale to be considered.

P42 / 2025 - Proposed Upgrade to Existing Radio Base Station

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT 71500, SHELL BRACKNELL, SHELL SERVICE STATION, BAGSHOT ROAD, BRACKNELL, BERKSHIRE, RG12 0SH, (NGR: E487447, N167312)

[Reg 5 Shell Bracknell BRF022 71500 M002 GA REV B.pdf](#)

[EE 71500 Freshwave Planning Consultation Letter to Town Council - Reg 5 V.3~.pdf](#)

P43 / 2025 - Date of the next meeting

Tuesday 29th April 2025 at 6.30pm in the Council Chamber.