



Bracknell Town Council

Planning [In-person] Tuesday, April 8, 2025

Date	Tuesday, April 8, 2025
Time	6:30 PM - 7:30 PM
Location	Council Chamber
Present	Cllr Janet Cochrane, Cllr Ellen MacHale, Cllr Cath Thompson & Cllr Jenny Penfold.
Apologies	Cllr Kwabena Adu-Quaye & Cllr Lucy Young.
Virtual	None
Officers	Debbie Horton

Minutes

P33 / ATTENDANCE 2025

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

P34 / 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**

P35 / MINUTES 2025

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

The minutes of the meeting held on the 18th of March 2025 were approved as a correct record.

P36 / MATTERS ARISING 2025

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

None

P37 / TO CONSIDER PLANNING APPLICATIONS RECEIVED 2025

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.

No Objection

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

Proposed single storey attached garage extension.

No Objection

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

Proposed illuminated advertisement (fascia sign and projecting sign),

No Objection

**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).

Observation: B.T Councillors do not object,

- 1) This car park has height restrictors to avoid any overnight sleepers or other unwanted oversized vehicles. If alterations are made to the entrance the height restrictors need to be replaced and in good working order to prevent this, B.T. Council staff must control the opening of the restrictor when needed for allotment and park maintenance.**
- 2) The main pathway is used by many parents and children walking to the 2 local schools for, Councillors would like to be sure pedestrian safety is a priority as this entrance for the pre-school will become busier.**

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

Proposed pump track and 2-man BMX track.

No Objection

25/00113/FUL Bullbrook 7 Drummond Close

Proposed erection of single storey rear extension.

No Objection

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.

Observation: B.T. Councilors would like to know what percentage affordable/sociable housing will be.

25/00138/FUL Easthampstead & Wildridings 8 Crossfell

Installation of dormer in rear elevation.

No Objection

25/00139/FUL **Bullbrook** **2 Waldron Hill**
Proposed single storey side and rear extensions following the demolition of the existing stores.

No Objection

25/00140/A **Town Centre & The Parks** **25 The Avenue**
Proposed internally illuminated letters logo on shopfront.

No Objection

25/00142/FUL **Harmans Water & Crown Wood** **28 Nightingale Crescent**
Proposed single storey side extension and front porch following demolition of existing utility/store.

No Objection

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.

No Objection

25/00153/FUL **Hanworth** **St Margaret Clitherow County Primary School, Pembroke**

Temporary siting of a modular Portakabin for use as classroom.

Observation: B.T. Councillors are concerned about extra traffic flow and control in this already congested cul-de-sac that is a parent and child pedestrian highway.

P38 DECISION NOTICES

/
2025

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	<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 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</p>

			<p>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 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</p>

			<p>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 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</p>

			to see a Highways report regarding extra traffic flow in this quiet residential close.
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 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 bedroomed 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 of 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	Recommend refusal: 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

			<p>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

Noted

P39 APPLICATIONS FOR PRIOR APPROVAL

/ 25/00162/PAH Bullbrook Brook Farm, 23 Martins Lane
 2025 Prior approval application for proposed erection of single storey rear extension.

Noted

P40 NOTICE OF APPEALS:

/ APP/R0335/W/25/3361492 - 23/00435/FUL, Park View Farm Old Wokingham Road
 2025 APP/R0335/D/25/3362264 - 25/00015/FUL - Vinewillow House

Noted

P41 OUTLINE PLANNING APPLICATIONS

/ **25/00143/OBS Land at Phase 2A of the South Wokingham SDL, London Road,**
 2025 **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.

Noted

25/00146/OBS Land at Phase 2A and 2B of 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.

Noted

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.

Noted

P42 PROPOSED UPGRADE TO EXISTING RADIO BASE STATION PROPOSED UPGRADE
/
2025 TO EXISTING RADIO BASE STATION INSTALLATION AT 71500, SHELL BRACKNELL,
SHELL SERVICE STATION, BAGSHOT ROAD, BRACKNELL, BERKSHIRE, RG12 0SH,
(NGR: E487447, N167312)

Noted

P43 DATE OF THE NEXT MEETING Tuesday 29th April 2025 at 6.30pm in the Council Chamber.

/
2025 **Noted**

Sign:

Date: