



Bracknell Town Council

Mary Harris, Town Clerk

To: Members of the Planning Committee

Cllrs. C Baily, Mrs E Barnard, **G Ellis**, A Finch, Mrs A Jones, Mrs I Mattick,
A Street, W Holness, M Temperton.

Substitute Cllrs: M Brunel-Walker, M Davis, Mrs H Barber, Mrs M Beadsley.

Dear Councillor,

You are required to attend a meeting of the **Planning Committee** to be held in the Council Chamber, Brooke House, 54 High Street, Bracknell RG12 1LL on **Tuesday 6th July 2010** at **6.30 pm**. The meeting is open to the press and the public.

Yours sincerely

Office Services Manager

A G E N D A

1. To receive apologies

2. Minutes

To approve as a correct record the minutes of the meeting held on 22nd June 2010.

3. Matters Arising

4. Declarations of Interest

Members are asked to declare any personal interest and the nature of that interest which they may have in any items under consideration at this meeting (please refer to the notes at the end of the agenda).

5. To consider Planning Applications received 06.07.10

10/00367/3

Great Hollands South

Rear of 1-3 Halewood

Formation of 4 parking spaces on grassed area to rear of 1-3 Halewood (Regulation 3 application).

10/00369/3

Great Hollands South

Highfield

Formation of 10 parking spaces on grassed areas adjoining garage blocks, following demolition of brick walls at end of garage court (Regulation 3 application).

10/00372/FUL

Crown Wood

35 Draycott

Erection of part two storey, part single storey side/rear extension.

10/00269/FUL

Old Bracknell

14 Beckford Avenue

Erection of detached dwelling.

10/00341/FUL

Wildridings & Central

**Photon Hse,
Old Bracknell Lane West**

Erection of Class B1 office building (5763 sq m) with associated car parking, infrastructure and landscaping following demolition of existing buildings.

10/00354/FUL

Bullbrook

Land at rear of 38 Martins Lane

Erection of 1 four bedroom detached house with access from Northampton Close.

10/00386/FUL**Bullbrook****12 Westbrook Gardens**

Erection of single storey front extension forming porch.

10/00392/FUL**Bullbrook****Eastern Gate, Brants Bridge**

Change of use of B1 office building, with erection of extensions and enclosure of existing open courtyard (total increase in floorspace 1516 sq m), and installation of external plant, to form day care health centre (amendment to scheme approved under planning permission 08/00997/FUL).

10/00393/FUL**Priestwood & Garth****9 Shepherds Lane**

Erection of single storey rear extension.

10/00394/FUL**Great Hollands South****6 Spinis**

Erection of single storey front and side extension, single storey rear extensions and enlargement of dormer to front.

6. Decision Notices

Application no	Address	BFB Decision	BTC Comments
07/01103/FUL	Santa Catalina 72 Calfridus Way	Withdrawn	While Bracknell Town council has no objection in principle to this development it does have concerns about the design, the new design does not improve the visual impact on the area and is out of keeping with surrounding properties. Bracknell Town Council also has concerns regarding vehicular access in particular utility and emergency services vehicles
10/00143/3	Holly Spring School	Withdrawn	Bracknell Town Council has no objection in principle to the planning application but does have concerns regarding the proposed new pedestrian entrance. The proposed new pedestrian entrance is unneighbourly and will adversely affect the local residents. There is the possibility of excess usage by vehicles into a non through road and this could endanger not only the residents but also children using the new pedestrian entrance. Bracknell Town Council also has concerns regarding hazards caused to pedestrian and residents alike by the possible increase in parked cars in this area.
10/00144/3	Meadow Vale School	Withdrawn	No Objection
10/00223/FUL	22 Coppice Green	Approval	No Objection
10/00232/FUL	22 Penwood Gardens	Approval	No Objection
10/00240/FUL	9 Lowbury	Approval – condition 3, no fences, gates, walls, hedges or other means of enclosure as permitted by Class A of part 3 of the second schedule of the 1995 order shall be erected within the cartilage of the dwelling house forward of any wall of dwelling house which fronts onto a road	In line with the BTC Amenity Land policy Bracknell Town Council has no objection to the change of use of this piece of land to garden but would like a condition imposed that no perimeter fence can be erected to safe guard the street scene.
10/00242/A	3 Downshire Way	Grant with Extra Conditions (Adverts)	No Objection
10/00247/FUL	The Laburnums, Wokingham Road	Refusal – The proposal would not comply with LPA standards in respect of vehicle parking and turning. Likely to encourage on street parking and therefore have a detrimental impact upon road safety and the flow of traffic.	No Objection

10/00259/FUL	8 Lauradale	Withdrawn	Bracknell Town Council recommend refusal in line with the BTC Amenity land policy.
10/00261/A	BP Petrol Station Bagshot Road	Part Approval, Part Refusal –by reason of its size, design and position the pole sign would detract from the visual amenities of the street scene and could form a hazard to road safety.	No Objection
10/00270/FUL	8 Dashwood Close	Withdrawn	No Objection
10/00273/FUL	Land Parcel H3 Peacock Farm	Refusal- The garages on Plots 4 17 24 52 and 62 are of an inadequate size to be used for the parking of many makes of car. This results in displaced vehicle parking occurring elsewhere in the area to the detriment of the amenities of the residents, highway safety and the visual amenities of the area.	The original plans should be adhered to. The garages should be fit for purpose there will be a detrimental impact on the parking in the area if they are not. Bracknell Town Council is concerned that this error was not picked up by the Planning Inspector
10/00288/FUL	7 Merlin Way	Refusal - The proposed boundary treatment by reason of its impact on the street scene in a prominent location would result in a detrimental impact on the character and appearance of the area. As such the development would therefore be contrary to South East Plan Policy CC6 Bracknell Forest Borough Local Plan Policy EN20 and Core Strategy Development Plan Document Policy CS7.	Unneighbourly overdevelopment
10/00300/FUL	4 Firlands	Refusal – by reason of its siting, design and bulk the proposed extension would result in an unsympathetic and disproportionate addition which would unbalance the pair of semi detached properties and appear incongruous and prominent within the street scene	No Objection

6. Larges Bridge Drive – plan attached

The proposal is to realign the existing kerbline at the junction and to provide a new shared use footpath / cycletrack that will form an important link to the Staff College development following the construction of a new pedestrian crossing on Broad Lane in the near future.

The scheme is currently in the preliminary design stage with a planned start date of September 2010. The works are estimated to take approximately 3 weeks to complete.

7. Amenity Land Policy

8. Garden Grabbing

To receive an update from the OSM following her attendance at the Parish Planning Liaison meeting.

AOB Date of next meeting: Tuesday 20th July 2010.

Subject to sub-paragraphs (2) to (7) of The Parish Councils (Model Code of Conduct) Order 2007, a Member with a personal interest in any business of the authority must disclose the nature of that interest to the meeting at the commencement of the consideration, or when the interest becomes apparent. Where a Member has a personal interest in any business of the authority they also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest. In such circumstances, the Member must withdraw from the meeting room whenever it becomes apparent that the business is being considered at that meeting unless a dispensation has been obtained from the authority's Standards Committee

It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should also be regarded as prejudicial. Members are advised to seek the advice of the Clerk well before the meeting as it may be necessary/ to refer the matter to the Monitoring Officer for a decision.