



Bracknell Town Council

Planning [In-person] Tuesday February 25 2025

Dear Councillors,

All Bracknell Town Councillors are summoned to attend this **Planning Committee** in the **Council Chamber** on the **Tuesday February 25 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

P19 / 2025 - Attendance

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

P20 / 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

P21 / 2025 - Minutes

☐ To approve as a correct record the minutes of the last meeting held on Tuesday 4th February 2025.

Attachments

[Meeting minutes - 2025-02-04](#)

P22 / 2025 - Matters Arising

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



Bracknell Town Council

Planning [In-person] Tuesday 4th February 2025

Date	Tuesday 4th February 2025
Time	18:30 - 19:30
Location	Council Chamber
Present	Cllr Kwabena Adu-Quaye, Cllr Janet Cochrane, Cllr Ellen MacHale, Cllr Jenny Penfold & Cllr Cath Thompson.
Apologies	Cllr Lucy Young
Substitute	Cllr Cath Thompson
Co-Opted	None
Virtual	None
Officers	Debbie Horton

Minutes

P10 / ATTENDANCE 2025

1. To receive apologies – Cllr Lucy young
2. Substitution – Cllr Cath Thompson
3. Co-options – None

P11 / 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**

P12 / MINUTES 2025

To approve as a correct record the minutes of the last meeting held on Tuesday 14th January 2025.

The minutes of the meeting held on the 14th of January 2025 were approved as a correct record.

P13 / MATTERS ARISING 2025

To discuss any matters arising not discussed elsewhere on the agenda. **None.**

P14 / TO CONSIDER PLANNING APPLICATIONS RECEIVED 2025

25/00003/FUL Binfield South & Jennett's Park 2nd Easthampstead Scout Group Headquarters, Ringmead

Section 73 application to vary condition 21 (hours of operation and number of children attending and staff) 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 increase the hours of use for the pre-school from 09:00 – 15:00 to 07:00 to 18:00 and number of children from 16 to 32 and staff from 4 to 7].

Observation: B.T. Councillors have no objection to providing much needed extra childcare places, they do have many concerns over the provision of parking in this car park. This car park is for the use of allotment holders and sport pitch users and can be very busy. It already suffers from residents of Jennetts Park using it constantly for parking their cars daytime and night-time. Councillors would like to see BFC providing a Drop off /Pick up provision for the pre-school not a precedent set for parents parking and blocking the BTC's parking provision for our recreational sites. Liaison between BFC & BTC is suggested to find a suitable outcome.

**24/00754/LDC Great Hollands Pinewood Caravan Park,
Old Wokingham Road**

Lawful Development Certificate for use of land for storage, access road and the siting of storage sheds and containers, all ancillary to caravan site.

No Objection.

**24/00780/LB Great Hollands Old Oak Farm, Old Oak Court, West Road,
Wokingham**

Listed building consent for proposed single storey rear extension, log burner, replacement windows and internal alterations,

B.T Councillors are surprised as this is a listed building, the windows shown in the plans for the proposed extension do not seem to match the windows already in this property, Councilors question this difference.

24/00793/FUL Harmans Water & Crown Wood 21 Harmans Water Road

Proposed reconfiguration of existing garage, with installation of front window to front elevation of side garage, replacement of the garage roof with a new part tiled part flat roof design, with partial rear infill extension.

No Objection.

24/00801/FUL Priestwood & Garth 120 Moordale Avenue

Proposed ground floor rear extension following demolition of existing conservatory.

No Objection.

**24/00802/FUL Binfield South & Jennetts Park Junction of Waterloo
Road, Old Wokingham Road and Peacock Lane, Wokingham**

Proposed construction of a new roundabout and associated works.

No Objection.

**24/00807/T Town Centre & The Parks Former Bus Station Site,
Market Street**

Temporary planning permission for a period of 3 years for the change of use of the ground floor commercial unit within Block A *under the original planning consent

21/00707/OUT) to a Sales and Marketing Suite and Show Home, in connection with the delivery of the Former Bus Site, Market Street.

No Objection.

24/00810/A Town Centre & The Parks 42 High Street

Proposed display of 1 new internally illuminated projecting sign and 1 externally illuminated fascia sign.

No Objection.

**24/00811/FUL Town Centre & The Parks Bracknell Beeches,
Old Bracknell Lane**

Section 73 application to remove condition 11 (Shuttle Bus) of planning permission 23/00438/FUL which itself was a S73 to vary planning permission 21/00701/FUL for the erection of 7 new buildings ranging from 4 to 16 storeys comprising 349 residential dwellings, 294 sqm of flexible/community floorspace (Flexible use class E/F Use), new station access and associated car parking, cycle parking and landscaping following demolition of existing buildings.

B.T Councillors recommend refusal, this application was approved on its merits and plans including sustainable transport to compensate for below standard parking plans, altering/removing conditions changes the application so the original approval should result in the decision being rescinded.

This application does not comply with the Local Plan policies and unless beneficial to local resident's condition changes should be refused and the original application plans that were approved should be adhered to.

**24/00812/FUL Easthampstead & Wildridings Point Royal,
Rectory Lane**

Proposed replacement of 3 existing rooftop radio antennas with 6 new antennas along with the installation of 9 Remote Radio Heads (RRG's) and the replacement of 3 Breakout Boxes (BoB's). All new apparatus to be fixed to the existing tripod support frames and support poles which are attached to the rooftop. 1 internal cabinet and 3 Bob's to be replaced with 1 new cabinet and 3 BoB's.

No Objection.

**24/00813/LB Easthampstead & Wildridings Point Royal,
Rectory Lane**

Listed building application for replacement of 3 existing rooftop radio antennas with 6 new antennas along with the installation of 9 Remote Radio Heads (RRG's) and the replacement of 3 Breakout Boxes (BoB's). All new apparatus to be fixed to the existing tripod support frames and support poles which are attached to the rooftop. 1 internal cabinet and 3 Bob's to be replaced with 1 new cabinet and 3 BoB's.

No Objection.

24/00814/FUL Bullbrook 30 Parkland Drive

Proposed erection of single storey front porch extension.

B.T Councillors have concerns about the shading/ shadow this Porch extension may cause to the neighbouring property.

24/00799/FUL Easthampstead & Wildridings 1 Coningsby

Proposed single storey rear extension, two storey front extension and first floor side extension along with widened access and new garage roof.

No Objection.

**25/00001/TRTPO Priestwood & Garth Unit 1 Royal Mail Delivery Office,
Downmill Road**

TPO 1274 – Application to prune 3 trees.

Observation: B.T Councillors would like to ask the tree officer to check that the recommended reduction for pruning is adhered to.

25/00015/FUL Great Hollands Vinewillow House, Old Wokingham Road

Relocation of existing vehicular access.

No Objection.

25/00009/FUL Town Centre & The Parks 12 High Street

Proposed change of use of part of commercial business unit (Use Class E) to Dwellings (Use Class C3) to create 3 residential units with associated external alterations.

No Objection.

25/00020/FUL Priestwood & Garth 43 Moordale Avenue

Proposed part single/part first floor rear extension and a roof window above the proposed ground floor WC.

No Objection.

25/00024/T Binfield South & Jennett's Park Lovelace Park, Lovelace Road

Temporary erection of storage building.

No Objection.

**P15/
2025 DECISION NOTICES**

Application no	Address	BFB Decision	BTC Comments
24/00166/TRTPO	69 Glebewood	Part Approval, Part Refusal	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00659/FUL	132 Shepherds Lane	Approval	No Objection.
24/00684/FUL	Unit 23-25 The Avenue	Approval	No Objection.

24/00709/FUL	15 Brook Green	Approval	No Objection.
24/00253/FUL	Land at Phase 2A South Wokingham SDL Waterloo Road	Withdrawn	B.T.C have no objection but would like to see this route planted with trees, bushes of plants asap to offset the baron look of the surrounding countryside.
24/00086/TRTPO	The Rectory Crowthorne Road	Part Approval, Part Refusal	Observation: B.T Councillors would like to ask the tree officer to check if the recommended reduction for pruning is adhered to.
24/00492/FUL	12C The Western Centre	Refusal	No Objection.
24/00700/FUL	6 Shaftesbury Close	Refusal	Observation: B.T Councillors suggest the height of the roof should be adhered to by the contractors as in the original plans and would hope building control would be checking the sizes approved are what the developer uses.
24/00712/FUL	Gore Cottage, Broad Lane	Approval	No Objection.
24/00713/FUL	13 Lemington Grove	Approval	No Objection.
24/00745/FUL	11 Lemington Grove	Approval	No Objection.
24/00753/A	45 High Street	Grant with Extra Conditions (Adverts)	No Objection.
24/00772/FUL	Vinewillow House, Old Wokingham Road	Approval	No Objection.

NOTED

P16/ APPLICATIONS RECEIVED FROM NEIGHBOURING AUTHORITY FOR OBSERVATIONS

**2025 24/00019/OBS Binfield South & Jennetts' Park Land at Phase 2A & 2B of
South Wokingham SDL Waterloo Road**

Full planning application for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions.

NOTED

Consulting authority Wokingham Borough Council

P17/ CONFIRMATION OF TREE PRESERVATION ORDER Confirmation of TPO 1419

2025 NOTED

**P18/ DATE OF THE NEXT MEETING Tuesday 25th February 2025 at 6.30pm in the Council
2025 Chamber.**

NOTED

Sign:

Date:

P23 / 2025 - To consider Planning Applications received

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.

25/00036/FUL Hanworth 1 Knightwood

Proposed erection of single storey rear and front extensions following demolition of existing conservatory.

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.

25/00010/TRTPO Priestwood & Garth 39 Meadow Way

TPO 1298 – Application to prune 3 trees.

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.

25/00035/FUL Hanworth 78 Brunswick

Proposed dropped kerb to existing driveway.

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.

25/00053/FUL Easthampstead & Wildridings 25 Longwater Road

Installation of side gate (Retrospective).

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.]

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).

25/00068/FUL Binfield South & Jennett's Park Wallace House, Oldbury

Proposed installation of 2 external AC condenser units and 2 x external louvre grilles on the ground floor.

Installation of 1 external AC condenser unit on the ground floor North-West elevation.

P24 / 2025 - Decision Notices

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
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 because they must be a full application.
24/00810/A	42 High Street	Grant with Extra Conditions (Adverts)	No Objection

P25 / 2025 - Date of the next meeting

Tuesday 18th March 2025 at 6.30pm in the Council Chamber.