

PLANNING CONTROL SUB COMMITTEE

16 MARCH 2000

Extract from the Minutes

"Present: Councillors Mrs Doyle (Chairman), Adams, Mrs Ballin, Beadsley, Blatchford, Fawcett, Flood, Grayson, Harrison, Mrs Hayes, Jones, Mills, Ryan, Sargeant, Simonds, Thompson, Wheaton and Worrall

Also in attendance:
Councillor Ward

Apologies for absence had been received from:
Councillors Birch and Mrs Pile

.....

109 Planning Applications Received (Item 3)

The supplementary report of the Borough Planning Officer was tabled and the Sub Committee noted the additional information contained therein relating to applications625357, 625358, 625359,

.....

Former Sorting Office, High Street, Bracknell

Application No. 625357

Erection of 3 storey extension to Post Office building to provide building comprising a ground floor class A3 (food and drink) unit and 3 no. residential units above. Formation of footpath access between High Street and The Ring, alterations to raised pedestrian area on High Street frontage and servicing provision to the rear.

Application No: 625358

Erection of rear extensions (140 sq.m.) to Post Office following demolition of the Sorting Office. Retention of Post Office counters use and change of use of remaining building to class a3 (food and drink) use. Alterations to pedestrian area in high street. Provision of a walkway to the rear of the building including installation of an external staircase

adjacent to the Post Office counters extension. Formation of a new footpath link between The Ring and High Street. Provision of a new servicing area to the rear with a new access onto the service road.

Application No: 625359

Erection of an office building (2880 sq. m.) with on site car parking and servicing and alterations to site access. Formation of footpath access between High Street, The Ring and alterations to raised pedestrian area on High Street frontage.

The Sub Committee noted the comments of Bracknell Town Council and the Police Architectural Liaison Officer.

The proposals included a ramped access between The Ring and High Street, accessible to all users. The creation of this route had resulted in the provision of a significant ramped structure in front of the proposed new Class A3 unit in High Street and the Sub Committee were concerned that consequently the design in this part of the Town Centre was not as inviting as may otherwise have been.

Following debate the following motion was adopted and, pursuant to Standing Order 47, the matter was referred to the Council as a recommendation for decision.

Accordingly it was

RECOMMENDED to the Council that applications 625357, 625358 and 625359 be **refused** for the following reasons:

1. The proposed ramped access between The Ring and High Street would be detrimental to the overall design of the development and to the street scene in a prominent Town Centre location."

.....

NOTE - The following documents have been circulated separately:

Appendix 1 - The report of the Borough Planning Officer submitted to the Planning Control Sub Committee on 16 March 2000

Appendix 2 - The relevant extract from the Borough Planning Officer's supplementary report tabled at the meeting

Appendix 3 - Plans

INSERT HARD COPY OF PLAN

**INSERT PLANNING REPORT SUBMITTED TO SUB COMMITTEE IN MARCH
(APPENDIX 1)**

