

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Monday 11 January 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

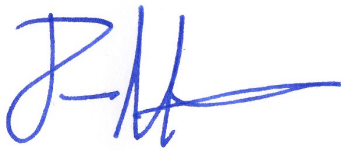
You are summoned to attend a virtual meeting of the Planning & Transport Committee on Monday 11 January 2021 at 7.45pm.

The meeting will take place on the Zoom platform. Please use the link in the e-mail or use the following details

Meeting ID: 872 1496 5869

Passcode: 926298

Any apologies for absence should be communicated to the Clerk ahead of the meeting



Jason Mawer

Clerk to the Council

The seven principles of public life

Selflessness | Integrity | Objectivity | Accountability | Openness | Honesty | Leadership

AGENDA

Meeting of Planning & Transport Committee

7.45pm on Monday 11 January 2021 (Virtual meeting)

Sound recording, photography, filming and use of social media at meetings that are held in public are permitted. Those wishing to record proceedings are however advised to contact the Parish Clerk for further information before the start of the meeting. **This meeting will be recorded by the Clerk through the Zoom platform to assist with the production of the minutes of the meeting.**

No.	Item	Page
001.	Apologies for absence	
002.	Declarations of interest Members are asked to declare any disclosable interest or affected interest in respect of any matter to be considered at this meeting.	
003.	Minutes of the previous meeting To approve the minutes of the council meeting of Monday 21 December 2020	3
004.	Matters arising from the previous meeting Matters arising from the previous meeting not covered elsewhere on the agenda	
005.	Correspondence received and items for information to be tabled at the meeting	
006.	Public participation Members of the public may comment on planning applications that are for consideration at this meeting. This session will last for a maximum of 10 minutes.	8
007.	Planning & tree applications (BFC planning lists 52/20 and 01/21)	9
008.	Planning determinations of Bracknell Forest Council	10
009.	Planning appeals	11
010.	Recurring reports	12
011.	Representatives reports	
012.	Date of the next meeting The next meeting of the committee will take place on Tuesday 2 February 2021 at 7.45pm	14
013.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held **virtually** on **Monday 21 December 2020**

Members present: Cllrs Jones (Chair), Ms Dulieu, , Ms Thorin and Mrs Wallen

Other attendees: Parish Clerk

001. Apologies for absence

Apologies were received from Cllr Fitzwilliams

002. Declarations of Interest

Cllr Mrs Wallen declared an interest (proximity) to 20/00365/TRTPO Oxfordshire Place and Ms Dulieu (known applicant) 20/00942/FUL Land to the rear of The Old Coach House

003. Minutes of the previous meeting held on 1 December 2020

The minutes of the previous meeting held on 1 December 2020 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen and **APPROVED** by members present.

004. Matters arising

The Parish Clerk advised members that the SANG meeting would be held on Monday 11 January.

005. Correspondence and items for information

Members noted correspondence from Bracknell Forest Council regarding street naming for The Gables on Osborne Lane (previously known as Greenways).

The Clerk circulated members details of a planning tool that could assist them with considerations. Members asked the Clerk to proceed with the purchase.

006. Public participation

There were no requests for public participation.

007. Planning & tree applications (BFC lists 49/20, 50/20 and 51/20)

Planning List BFC 49/20

20/00922/FUL 19 Hemmyng Corner, Warfield, Bracknell, Berkshire RG42 2QH

Erection of a single storey rear extension.

Considered no objection

Planning List BFC 50/20

20/00201/TRTPO Ashleigh Warfield Street, Warfield, Bracknell, Berkshire RG42 6AR

TPO 382 – Application to prune 5 trees and fell 2 trees.

Observations made

Leave to Tree Officer

20/00918/FUL Erin Lodge, Jigs Lane South, Warfield, Bracknell, Berkshire RG42 3DR

Erection of single storey rear extension.

Considered no objection

20/00961/FUL 11 Patrick Gardens, Warfield, Bracknell, Berkshire RG42 3EZ

Erection of single storey rear extension following demolition of existing conservatory. (Re-submission of 17/00927/FUL).

Considered no objection

20/00329/TRTPO Wayne Bridge House, Malt Hill, Warfield, Bracknell, Berkshire RG42 6BL

TPO 541 – Application to prune 2 trees.

Observation made

Leave to Tree Officer

20/00990/FUL 50 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QF

Erection of single storey side extension following demolition of existing garage.

Considered no objection

Cllr Ms Dulieu withdrew from the meeting

20/00942/FUL Land to the rear of The Old Coach House, Warfield Park, Bracknell, Berkshire

Erection of detached garage building.

Observation made

Cllr Ms Dulieu returned to the meeting

Members would like conditions to ensure the structure of the building is adequately screened from Warfield Chase open space

20/00953/FUL 27a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

Erection of a single storey detached garage.

Considered no objection

Planning List BFC 51/20

20/00917/FUL Woodside 8 Cornwall Close, Warfield, Bracknell, Berkshire RG42 3UH

Erection of 2.3m high fence along rear boundary and part side boundary.

Considered no objection

20/00963/FUL 7 Romeo Hill, Warfield, Bracknell, Berkshire RG42 3UF

Change of use of amenity land to private garden and erection of 1.8m high fences to enclose the area.

Considered no objection

20/00976/FUL 3 Goddard Way, Warfield, Bracknell, Berkshire RG42 2JR

Erection of first floor side extension including installation of 1x dormer to front elevation and 1x skylight to rear elevation.

Considered no objection

20/01001/FUL Trelawne Cottage, West End Lane, Warfield, Bracknell, Berkshire RG42 5RJ

Erection of two storey side extension.

Considered no objection

Cllr Mrs Wallen withdrew from the meeting

20/00365/TRTPO Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 4 trees and fell 1 tree.

Recommended refusal

Members feel the proposals are excessive and do not require removal

Cllr Mrs Wallen returned to the meeting

20/00370/TRTPO 48 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

TPO 218 – Application to prune 1 tree

Recommended refusal

Members consider the proposals excessive

20/00371/TRTPO Land at Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

TPO 393 – Application to prune 1 tree.

Considered no objection

008. Planning determinations of Bracknell Forest Council

It was reported to the meeting and noted by members that the following applications have been concluded by BFC since the last committee meeting:

20/00771/FUL 10 Seddon Hill, Warfield, Bracknell, Berkshire RG42 2PF

Replacement roof and frames to existing conservatory

Approval by Delegated Decision

20/00788/FUL Land at Osborne Lane, Osborne Lane, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 2 (approved plans) of planning permission 18/00011/FUL for the erection of a stable block and parking area. For Clarification: this application amends the position of the stable block.

Approval by Delegated Decision

20/00745/FUL 11 Seddon Hill, Warfield, Bracknell, Berkshire RG42 2PF

Erection of first floor front extension.

Approval by Delegated Decision

20/00747/FUL 16 Seddon Hill, Warfield, Bracknell, Berkshire RG42 2PF

Erection of single storey rear extension

Approval by Delegated Decision

20/00753/FUL 20 Wiltshire Grove, Warfield, Bracknell, Berkshire RG42 3JJ

Demolition of existing conservatory and construction of a part two/part single storey rear extension.

Approval by Delegated Decision

20/00780/FUL 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 6 (vehicular access) of planning permission 20/00020/FUL for the erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings. For Clarification: the application seeks to retain existing dropped kerb.

Withdrawn

20/00288/TRTPO 9 Innings Lane, Warfield, Bracknell, Berkshire RG42 3TR

TPO 372 – Application to prune 3 trees.

Refusal by Delegated Decision

20/00808/FUL 5 Essex Rise, Warfield, Bracknell, Berkshire RG42 3XG

Part conversion of garage, changes to fenestration, removal of bay window to the rear and new porch canopy to the front.

Approval by Delegated Decision

20/00827/FUL 7 Kent Folly, Warfield, Bracknell, Berkshire RG42 3UB

Erection of single storey rear extension following demolition of existing conservatory.

Approval by Delegated Decision

20/00337/TR5 Land in front of 19-25 Holly Spring Lane, Bracknell, Berkshire RG12 2LW

TPO 372 – Application to fell 1 tree.

Approval by Delegated Decision

The planning determinations report was noted.

009. Planning appeals

There were no updates to report.

010. Ongoing issues

a. CIL and S106 contributions

There was no update to report.

b. Current and potential enforcement cases

Members noted the update on land adjacent to Hayley Green Farm, Bracknell Road.

011. Representative reports

Cllr Mrs Wallen had observed an outbuilding off Walsh Avenue. On review, there appeared to be no grounds to report anything at the current time.

Cllrs Ms Dulieu reported that members of the council had virtually met with representatives of Bewley homes to receive a briefing on their consultative proposals.

012. Date of next meeting

The date for the next meeting is on Monday 11 January 2021 via Zoom.

014. Closure of the meeting

There being no further business the meeting closed at 8:38pm.

Members were wished a happy Christmas by the Chair.

PUBLIC PARTICIPATION

A period of up to 10 minutes is set aside at the meeting for the public to make either make a statement on any matter arising at this meeting. This time will also include any written representations received by the Parish Clerk in advance of the meeting.

Each member of the public may speak for no more than five minutes and they should direct their comments to the chairman of the meeting.

Members of the public are reminded this is not a public meeting and they may only speak with the authority of the chairman of the meeting, who will decide who to call.

A summary of the arrangements and rules regarding public participation can be found on the council website at www.warfieldparishcouncil.gov.uk

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 52/20

20/00374/TRTPO 57 and 63 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

TPO 393 – Application to prune 2 trees.

Planning List BFC 01/21

20/00127/FUL Land opposite Temple Park roundabout, Binfield Road, Binfield, Bracknell, Berkshire

Erection of a stable block, change of use of the land for equestrian purposes, erection of 1.9m high gates (retrospective) and associated engineering works, including raising of land levels.

20/00338/TRTPO Land next to 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

TPO 89 – Application to prune 1 tree.

20/00045/SCR Land east of Maize Lane, Warfield, Bracknell, Berkshire

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 6. Request for screening opinion: Proposed residential development on the land to the east of Maize Lane within Area 3 of the Warfield Strategic Allocation, for up to 500 new homes, access, greenway connection, sustainable drainage feature and associated green infrastructure, including linear amenity space.

PLANNING DETERMINATIONS OF BRACKNELL FOREST COUNCIL

1.0 Purpose of this report

- 1.1 This report contains the planning applications determined by Bracknell Forest Council since the last meeting of the committee.

2.0 Applications determined

20/00855/FUL Land at Osborne Lane, Osborne Lane, Warfield, Bracknell, Berkshire
Erection of an equestrian manege.

Approval by Delegated Decision

20/00868/FUL 48 Northumberland Close, Warfield, Bracknell, Berkshire RG42 3XD

Erection of single storey side and rear extension. Increase in height of canopy roof to front.

Approval by Delegated Decision

20/00878/FUL Chancel Mansions Hebbecastle Down, Warfield, Bracknell, Berkshire

Replacement of all white double glazed timber windows with white double glazed PVCu windows. Communal doors to be replaced with a composite material.

Approval by Delegated Decision

3.0 Recommendation

- 3.1 Members are asked to note the contents of this report.

PLANNING APPEALS

1.0 Purpose of this report

- 1.1 This report contains an update on appeal activity since the last meeting of the committee.
- 1.2 Any update received after the publication of the meeting pack will be reported to the meeting.

2.0 Appeals lodged

- 2.1 No updates to report.

3.0 Appeal updates

- 3.1 No updates to report.

RECURRING REPORTS

1.0 Purpose of this report

1.1 This report contains items regularly reported including CIL and enforcement updates.

2.0 Community Infrastructure Levy

2.1 No CIL liability or demand notices covering Warfield have been issued since the last meeting of the committee.

3.0 Enforcement activity

Address	Activity	Reference no.	Update	Status
Hermitage Caravan Park	Condition of site		reported	
Land opposite Temple Park Roundabout, Binfield Road	Installation of gate and drainage works	EN/20/00016/UOPD	Planning Contravention notice issued. No planning permission sought for the gates or the engineering works	Ongoing
Land adjacent to Hayley Green Farm on Bracknell Road (between Malt Hill & Cricketers Lane)	Ground works apparent from road		Investigation underway as works are not permitted without a valid planning application	Ongoing

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 2 February 2021 at 7.45pm.