

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 2 February 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

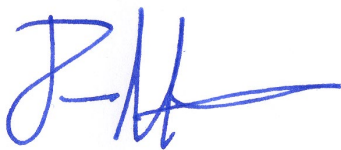
You are summoned to attend a virtual meeting of the Planning & Transport Committee on Tuesday 2 February 2021 at 7.45pm.

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

Meeting ID: 820 4379 5798

Passcode: 459868

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 Tuesday 2 February 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 11 January 2021	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.	6
007.	Planning & tree applications (BFC planning lists 02/21, 03/21 and 04/21)	7
008.	Planning determinations of Bracknell Forest Council	9
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 23 February 2021 at 7.45pm	14
013.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held **virtually** on **Monday 11 January 2021**

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

Other attendees: Parish Clerk

001. Apologies for absence

No apologies were received.

002. Declarations of Interest

No declarations of interest were declared.

003. Minutes of the previous meeting held on 21 December 2020

The minutes of the previous meeting held on 21 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

Members met with Simon Cridland of Bracknell Forest Council to discuss SANG land in Warfield.

005. Correspondence and items for information

The Clerk advised members that correspondence had been received from Bracknell Forest Council regarding street name plates around Nuptown and their replacement.

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 52/20

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

TPO 393 – Application to prune 2 trees.

Considered no objection

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.

Recommended refusal

Members raised concerns about the nature and specifics of elements of the proposals

1. The Planning & Design Statement (December 2020) para 4.5 states that the ‘accommodation would primarily be at ground floor level with 6 stalls, a wash station, bedding/hay/feeding store and toilets. Additional and secure storage for feed and tack would be accommodated within the loft above, in addition to the provision of male, female and disabled toilet facilities in order to encourage disabled riders from the local area.’

The drawings supplied with the application (PL-07) show communal toilet facilities and no provision for disabled toilet facilities and show a first floor providing extra storage and a seating area for owners. The upper area does not appear accessible for all disabled users.

2. There appears to be no provision for use on the site by riders with disabilities as is the major selling point of this application (paras 4.6, 5.15 and 6.1)
3. There is a lack of clarity on the requirements for parking or the location of parking on site and potential traffic movements.
4. The size and bulk of the building appears excessive, particularly provision of a second floor area.
5. The provision of land for equestrian purposes seems limited and access from the site for riders on horseback would be onto 40mph B3018 Binfield Road.
6. The levelling off of areas of the site would appear contrary to policy CS1 which is to protect and enhance the character of local landscapes and the wider countryside.
7. The development is outside of settlement area.

Members have noted references in the Planning & Design Statement to housing, particularly para 4.1 regarding ‘well-designed homes’ and 5.9 which says ‘Furthermore, paragraph 78 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities.’. These comments are of concern to members who question the motivation of this application. Therefore, if the application is approved a condition should be applied to restrict use of the site and building to equestrian use only.

20/00338/TRTPO Land next to 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT
TPO 89 – Application to prune 1 tree.

Observation made

Leave to Tree Officer

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.

No response made – this application appeared on the planning list in error

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:

20/00855/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

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

There was no update to report.

011. Representative reports

Cllr Ms Thorin reported that trees were being cut down in Cricketers Lane. It was established that the trees were not protected by TPO. The matter was referred to the Tree Officer.

Members were advised that 42 Walsh Avenue was on the next BFC Planning Committee agenda.

012. Date of next meeting

The date for the next meeting is on Tuesday 2 February 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:28pm.

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 02/21

20/01036/FUL Inglenook Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DB

Erection of single storey side extension.

20/01044/FUL 7 Surrey Court, Warfield, Bracknell, Berkshire RG42 3XR

Retrospective change of use from amenity land to residential curtilage (C3 use class) enclosed by 1.8m high fence and retention of shed.

20/01050/FUL Vagabond Cottage Osborne Lane, Warfield, Bracknell, Berkshire RG42 6ED

Demolition of existing garage and carport and erection of new carport with storage.

20/01055/FUL West End Stables West End Lane, Warfield, Bracknell, Berkshire RG42 5RH

2 year temporary use of land for stationing a residential mobile home on land within the mixed use site of West End Stables.

20/01056/LB Brockdale Cricketers Lane, Warfield, Bracknell, Berkshire RG42 6JR

Remedial and repair works to sections of barn outbuildings within the site of Brockdale.

20/01062/FUL 48 Francis Gardens, Warfield, Bracknell, Berkshire RG42 3SX

Erection of single storey side extension.

21/00333/TR5 Land in front of 19-25 Holly Spring Lane, Bracknell, Berkshire RG12 2LW

TPO 372 – Application to prune 1 tree.

Planning List BFC 03/21

20/01071/FUL Brockhill Stables Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

New stables block in revised location within the site following demolition of existing stable blocks.

20/01089/FUL Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Demolition of three storey side bay, lean-to porch and single storey additions to former dairy, erection of single storey rear and side extension, amendments to existing fenestration and internal alterations.

20/01090/LB Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Application for listed building consent for the demolition of three storey side bay, lean-to porch and single storey additions to former dairy, erection of single storey rear and side extension, amendments to existing fenestration and internal alterations.

20/01085/OUT Brookfield Farm Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BH

Outline application for residential development of up to 90 dwellings including public open space and associated infrastructure, including a new cycle path connecting Edmunds Lane. Matter of access to be determined with all other matters reserved.

21/00006/TRTPO 27 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

TPO 82 – Application to prune 1 tree.

21/00008/TRTPO 2 Kilnside Goughs Lane, Warfield, Bracknell, Berkshire RG12 2HW

TPO 477A – Application to prune 1 tree.

19/00497/FUL - AMENDMENT Land North Of Herschel Grange Warfield Street Warfield

Erection of 33 dwellings (including 10 affordable dwellings), with car parking, landscaping, open space and access from Herschel Grange, following demolition of 6 Herschel Grange.

Planning List BFC 04/21

No Applications

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

20/00105/TRTPO Warfield House Bracknell Road, Warfield, Bracknell, Berkshire

TPO 61 – Application to prune 2 trees.

Approval by Delegated Decision

20/00191/TRTPO Land behind 4 Shorland Oaks, Warfield, Bracknell, Berkshire RG42 2JZ

TPO 226 – Application to fell 1 tree.

Approval by Delegated Decision

20/00906/LDC 36 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

Application for a Lawful Development Certificate for the part conversion of garage to utility room.

Approval by Delegated Decision

20/00566/FUL 36 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

Erection of single storey side and rear extension and part conversion of garage into habitable accommodation.

Approval by Delegated Decision

20/00910/FUL 20 Oswald Close, Warfield, Bracknell, Berkshire RG42 3SU

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

Approval by Delegated Decision

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

Erection of a single storey rear extension.

Approval by Delegated Decision

21/00333/TR5 Land in front of 19-25 Holly Spring Drive, Bracknell, Berkshire RG12 2LW

TPO 372 – Application to prune 1 tree.

Approval by Delegated Decision

20/00935/FUL 27a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

Erection of single storey detached garage.

Approval by Delegated Decision

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 and replacement of roof on garage.

Approval by Delegated Decision

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

TPO 393 – Application to prune 2 trees.

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	Application submitted 20/00127/FUL
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 23 February 2021 at 7.45pm.