

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 23 February 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

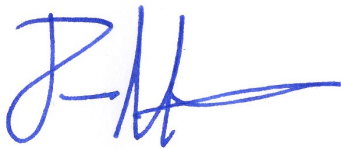
You are summoned to attend a virtual meeting of the Planning & Transport Committee on Tuesday 23 February 2021 at 7.45pm.

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

Meeting ID: 883 9810 0335

Passcode: 331070

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 23 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 2 February 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.	10
007.	Planning & tree applications (BFC planning lists 05/21, 06/21 and 07/21)	11
008.	Planning determinations of Bracknell Forest Council	12
009.	Planning appeals	14
010.	Recurring reports	15
011.	Representatives reports	
012.	Date of the next meeting The next meeting of the committee will take place on Tuesday 16 March 2021 at 7.45pm	17
013.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held **virtually** on **Tuesday 2 February 2021**

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

Other attendees: Parish Clerk, Cllrs-elect Finch and McCracken

001. Apologies for absence

Apologies for absence were received from Cllr Fitzwilliams

002. Declarations of Interest

Cllr Ms Thorin declared an interest in application 20/01306/FUL Inglenook, Forest Road, Hayley Green.

003. Minutes of the previous meeting held on 11 January 2021

The minutes of the previous meeting held on 11 January 2021 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Mrs Wallen, seconded by Cllr Ms Dulieu and **APPROVED** by members present.

004. Matters arising

There were no matters arising that were not covered elsewhere on the agenda.

005. Correspondence and items for information

The Clerk advised members that correspondence had been received from Bracknell Forest Council regarding draft TPO 1344 for land East of Cricketers Lane, South of Bracknell Road, West of Winkfield Row, North of Forest Road and bounded by various properties.

Members noted that they had been copied into correspondence sent in objection to application 20/01044/FUL from 1 resident and 20/01085/FUL from 6 residents.

006. Public participation

Objections to application 20/01085/FUL were made by Rebecca Murphy and Andrew Harvey.

007. Planning & tree applications (BFC lists 02/21, 03/21 and 04/21)

Planning List BFC 02/21

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

Erection of single storey side extension.

Considered no objection

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.

Observations made

The council feel the proposal is detrimental to the street scene and would like a native hedgerow planted for screening purposes

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.

Considered no objection

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.

Observations made

A condition requiring removal of the mobile home upon completion of the works is proposed.

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.

No comment made – the council does not comment on listed building consents

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

Erection of single storey side extension.

Considered no objection

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

TPO 372 – Application to prune 1 tree.

No comment made – five day application already considered by BFC

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.

Recommended refusal

there is a lack of information regarding waste and drainage in the proposal, which is indicated as a problem on site

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.

Considered no objection

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.

No comment made – the council does not comment on listed building consents

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.

Recommended refusal

The site is outside of the existing defined settlement in the countryside
is overdevelopment of the site and out of keeping with the area

The site sits outside of the Warfield SPD area. The proposed site is adjacent to the SPD area. The SPD area is due to deliver additional property and infrastructure including much needed junction improvements. This proposal would deliver more traffic onto the local roads without the improvements.

There are no public transport links following the cancellation of the local bus service therefore all vehicle movements will be by private car.

Access onto Forest Road is considered inappropriate due to its position close to Strawberry Hill and The Limes. The council also has concerns with additional vehicles accessing the five ways junction and Malt Hill crossroads.

BFC can demonstrate a five-year housing land supply

The site contains trees and hedgerows protected by TPO 86

The site contains bat roosts

The proposal is contrary to BFC policies EN7, EN10 and CS9 and WNP7 in the emerging Warfield Neighbourhood Plan as the land is designated as a local gap.

The proposal would remove livery facilities and dilute rural diversification (contrary to WNP policy 11)

The land is considered high quality for agricultural purposes.

The council considers that the proposal does not deliver sustainable development as required by paragraph 9 and 11 of the National Planning Policy Framework (NPPF);

Concern over the potential impact of run-off of surface water on the Bullbrook

There appears to be no air quality assessment for the protected Windsor Forest area

The site neighbours the listed structures including Warfield House.

The proposal undermines the principles of neighbourhood plan making in Warfield in the period to 2026 by being premature to the Warfield Neighbourhood Plan, which has reached an advanced stage in its preparation and which is empowering local people to shape their surroundings by setting out a positive vision for the future of their area, and so is contrary to NPPF paragraphs 15 and 28 to 30.

The development goes against policy WNP1 of the emerging WNP. A Spatial Strategy for the Parish indicates that development proposals beyond the identified boundaries of Newell Green, Warfield Street and Hayley Green will only be supported if they are

'appropriate forms of development and they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character, protecting the natural environment and where they will not compromise the delivery of the green infrastructure network'.

The proposal is also contrary to WNP policies:

WNP5: Promoting Good Design in Hayley Green

WNP7: Local Gaps

WNP11: Supporting Rural Diversification

WNP12: Protecting and Enhancing Heritage and Biodiversity

NPPF para 49 establishes the limited circumstances in which a planning application may be considered premature:

“49. However in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

1. the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
2. the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”

The parish council is of the view that the scale and location of this development is significant to this area and undermines the WNP and that the emerging plan being at examination is at an advance stage. The council would draw attention to appeal APP/H1705/W/20/3248187 Land on the South and South East side of Harts Lane, Burghclere, Hampshire which demonstrated that the principle of prematurity is integral to ensuring the effectiveness of a plan-led system.

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

TPO 82 – Application to prune 1 tree.

Recommended refusal

The council believe the proposed works are excessive

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

TPO 477A – Application to prune 1 tree.

Recommended refusal

The council considers the principal proposals are excessive

The council would consider less of a reduction as previously proposed.

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.

Recommended refusal

The original objections of the council remain in that the application:

Is outside of the existing defined settlement in the countryside

Is overdevelopment of the site and out of keeping with the area

There are concerns regarding additional traffic in the area following the approval of the land north of Newhurst Gardens

The proposal is urbanisation of designated character area

The proposal has impact on local open space

In addition to these comments, the council notes that:

The amenity space in the amendment is smaller than that of the original proposal

The location of the foul water pumping station next the amenity space is unappealing

Contrary to BFC policy, back gardens across the site back onto wildlife corridors and open space

The proposed oak tree planting at plot 15 is inappropriate for the size of garden

The original officers report notes that the proposals go against policy CS9, BFBLP 'Saved' Policy EN8 and 'Saved' Policy H5. The council considers that the proposal does not deliver sustainable development as required by paragraph 9, 11 and 16 of the National Planning Policy Framework (NPPF);

The proposal undermines the principles of neighbourhood plan making in Warfield in the period to 2026 by being premature to the Warfield Neighbourhood Plan, which has reached an advanced stage in its preparation and which is empowering local people to shape their surroundings by setting out a positive vision for the future of their area, and so is contrary to NPPF paragraphs 15 and 28 to 30.

The development goes against policy WNP1 of the emerging WNP. A Spatial Strategy for the Parish indicates that development proposals beyond the identified boundaries of Newell Green, Warfield Street and Hayley Green will only be supported if they are 'appropriate forms of development and they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character, protecting the natural environment and where they will not compromise the delivery of the green infrastructure network'.

Recent appeals mean we contend the original view of the planning officer that the Neighbourhood Plan carries no material weight in its consideration of the application and could not therefore be used as a reason for refusal.

NPPF para 49 establishes the limited circumstances in which a planning application may be considered premature:

“49. However in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

1. The development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
2. The emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”

The parish council is of the view that the scale and location of this development is significant to this area and undermines the WNP and that the emerging plan being at examination is at an advance stage. The council would draw attention to appeal APP/H1705/W/20/3248187 Land on the South and South East side of Harts Lane, Burghclere, Hampshire which demonstrated that the principle of prematurity is integral to ensuring the effectiveness of a plan-led system.

Planning List BFC 04/21

No Applications

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:

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

The planning determinations report was noted.

Members noted that 19/03274/FUL West End Stables was approved at the Planning Committee meeting on 21 January.

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 mentioned the surface water flooding around the parish.

Cllr Mrs Wallen mentioned possible oil pollution from the car park at Cabbage Hill.

012. Date of next meeting

The date for the next meeting is on Tuesday 23 February 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 9:05pm.

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 05/21

20/01000/FUL Delrena The Splash, Warfield, Bracknell, Berkshire RG42 4SS

Erection of first floor extension, two storey extensions to rear and side, single storey side extension and canopy to front.

Planning List BFC 06/21

21/00051/FUL/ Land off Westhatch Lane, Warfield, Bracknell, Berkshire

Section 73 application to vary conditions 3,5,7,9 of planning permission 17/00923/FUL.

21/00060/FUL Nestings Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

Temporary planning permission for 2 years for the change of use of land to storage of Caravans and Motorhomes and hard standing (retrospective).

20/01086/FUL Land adjacent to Hayley Green Farm, Hayley Green, Warfield, Bracknell, Berkshire

Replacement of existing agricultural access and track with new improved access and track.

Planning List BFC 07/21

21/00084/FUL 48 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QF

Erection of single storey rear extension, partial garage conversion and a proposed loft conversion with a rear dormer.

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

20/00917/FUL Woodside 8 Cornwall Close, Warfield, Bracknell, Berkshire
Erection of fence.

Approval by Delegated Decision

20/00990/FUL 50 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QF
Erection of single storey side extension following demolition of existing garage.

Approval by Delegated Decision

20/01001/FUL Trelawne Cottage, West End Lane, Warfield, Bracknell, Berkshire
Erection of two storey side extension following demolition of existing garage.

Approval by Delegated Decision

20/00265/TRTPO Connantre Warfield Street, Warfield, Bracknell, Berkshire
TPO 382 – Application to prune 3 trees and 1 group of trees.

Part Approval, Part Refusal by Delegated Decision

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.

Approval by Delegated Decision

20/00370/TRTPO 48 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX
TPO 218 – Application to prune 1 tree.

Part Approval, Part Refusal by Delegated Decision

20/01036/FUL Inglenook Forest Road, Hayley Green, Warfield, Bracknell, Berkshire
Erection of single storey side extension.

Approval by Delegated Decision

19/00497/FUL Land north of Herschel Grange, Warfield, Bracknell, Berkshire
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.

Refusal by Committee Decision

20/00746/FUL 25 Mary Mead, Warfield, Bracknell, Berkshire RG42 3SZ

Erection of single storey rear extension following demolition of existing conservatory, erection of part first floor/part two storey side extension and conversion of garage to habitable room.

Approval by Delegated Decision

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

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

Approval by Delegated Decision

19/00497/FUL 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.

Refused by Committee

20/00722/FUL 42 Walsh Avenue, Warfield, Bracknell

Erection of first floor side extension and single storey rear extension following demolition of existing conservatory.

Approved by Committee

20/00918/FUL Erin Lodge, Jigs Lane, South Warfield

Erection of single storey rear extension.

Approved by Committee

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 Site Address: Land North of The Hermitage Caravan Park Herschel Grange Warfield
Proposal: Extension of existing caravan park to provide for the siting of 7no additional mobile homes with associated vehicular access and parking.
P.I. Reference: APP/R0335/W/19/3243351
BFC Planning Reference: 19/00536/FUL
Date and Time: 10.00 a.m. 9th March 2021
Duration: The Virtual Hearing is due to last one day.

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 A CIL demand notice has been issued for application 20/00167/FUL Greenways, Osborne Lane, Warfield, Bracknell for the sum of £205,222.99. This notice is subject to a self-build exemption application.

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. 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 16 March 2021 at 7.45pm on the Zoom platform.