

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Tuesday 16 March 2021 (Virtual Meeting)

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To Councillors

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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

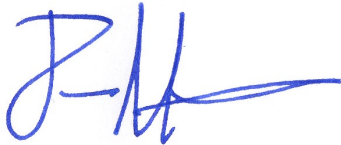
**You are summoned to attend a virtual meeting of the Planning & Transport Committee on Tuesday 16 March 2021 at 7.45pm.**

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

Meeting ID: 857 5726 2960

Passcode: 289685

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 16 March 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.	<b>Apologies for absence</b>	
002.	<b>Declarations of interest</b> Members are asked to declare any disclosable interest or affected interest in respect of any matter to be considered at this meeting.	
003.	<b>Minutes of the previous meeting</b> To approve the minutes of the council meeting of Tuesday 23 February 2021	3
004.	<b>Matters arising from the previous meeting</b> Matters arising from the previous meeting not covered elsewhere on the agenda	
005.	<b>Correspondence received and items for information</b> to be tabled at the meeting	
006.	<b>Public participation</b> 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.	7
007.	<b>Planning &amp; tree applications (BFC planning lists 08/21, 09/21 and 10/21)</b>	8
008.	<b>Planning determinations of Bracknell Forest Council</b>	9
009.	<b>Planning appeals</b>	11
010.	<b>Recurring reports</b>	12
011.	<b>Process for developing a local plan response</b>	14
012.	<b>Representatives reports</b>	
013.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 6 April 2021 at 7.45pm	15
014.	<b>Closure of the meeting</b>	

**PLANNING & TRANSPORT COMMITTEE**

**MINUTES OF THE MEETING**

held **virtually** on **Tuesday 23 February 2021**

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

**Other attendees:** Parish Clerk, Cllr-elect McCracken

**001. Apologies for absence**

No apologies for absence were made.

**002. Declarations of Interest**

No declarations of interest were made.

**003. Minutes of the previous meeting held on 2 February 2021**

The minutes of the previous meeting held on 2 February 2021 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**

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

**005. Correspondence and items for information**

The Clerk updated members on the Neighbourhood Plan and that the HRA report had been sent to the examiner. The HRA raised no issues.

Correspondence was received from a resident concerning application 21/00084/FUL 48 Hebbecastle Down and regarding the arrangements for the appeal at the Hermitage Caravan Park.

**006. Public participation**

No requests for public participation were made.

**007. Planning & tree applications (BFC lists 05/21, 06/21 and 07/21)**

**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.*

Considered no objection

### **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.*

Considered no objection

**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).*

Considered no objection

**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.*

Recommended refusal

The council is concerned about the safety of the new access onto a busy road which bends, Members are also concerned that the access is opposite an existing accessway for the currently disused Montessori School site.

The council is confused about the status of the existing track and entrance that have been reopened recently

The council consider the existing accessway adjacent to the main buildings are sufficient for access.

The council are concerned about the removal of existing trees with no proposals for replacement.

### **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.*

Recommended refusal

The proposals fail to meet the parking standards for a 4 bed property.

### **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:

**20/00917/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*

**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*

**009. Planning appeals**

Members noted the arrangements regarding the appeal at the Hermitage Caravan Park.

**010. Ongoing issues**

a. CIL and S106 contributions

Members noted the demand notice issued for Greenways on Osborne Lane.

b. Current and potential enforcement cases

There was no update to report.

**011. Representative reports**

Members discussed matters regarding the new SANG land off Westhatch Lane. The Clerk would pass these on to the Planning Officer.

Cllr Ms Thorin asked about the CCTV cameras for flytipping and the damage to the verges and ditches at Wellers Lane. The Clerk would follow up on these matters.

Cllr Ms Dulieu mentioned using bicycles on SANG land and how congested the sites had become recently.

**012. Date of next meeting**

The date for the next meeting is on Tuesday 16 March 2021 via Zoom.

**013. Closure of the meeting**

There being no further business the meeting closed at 9:08pm.

### **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](http://www.warfieldparishcouncil.gov.uk)

**PLANNING APPLICATIONS FOR CONSIDERATION**

**Planning List BFC 08/21**

**20/01079/3** Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

*Erection of single storey extensions to form teaching areas following demolition of existing structures.*

**21/00034/FUL** Hayley Green Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6BN

*Retrospective application for full planning permission for the siting of 4x storage containers for ancillary residential purposes.*

**21/00045/TR5** Malt Hill, Warfield, Bracknell, Berkshire RG42 6BJ

*TPO 61 – Application to prune trees.*

**Planning List BFC 09/21**

No applications

**Planning List BFC 10/21**

**20/00768/FUL** The Three Legged Cross, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AE

*Erection of 2 outbuildings.*

**21/00041/TRTPO** Little Oak 5 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to prune 1 tree.*

**21/00163/FUL** Hayley Green Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6BN

*The siting of a portable cabin to use as an office in support of an indoor farming enterprise.*

**21/00169/FUL** 17 Darby Vale, Warfield, Bracknell, Berkshire RG42 2PH

*Erection of first floor side extension.*

**21/00204/FUL** 22 Elen Place, Bracknell, Berkshire RG42 2AQ

*Conversion of existing loft to create habitable room, installation of 3x new rooflights following removal of existing solar panels.*

**21/00064/TRTPO** 4 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to fell 1 tree.*

**Out of area applications (non-statutory consultee)**

**21/00056/TRTPO** Lambrook School, Winkfield Row, Bracknell, Berkshire RG42 6LU

*TPO 1344 – Application to prune 3 trees.*

**21/00044/OUT** Oak Tree Nursery, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6LH

*Outline application for the erection of rural workers dwelling with associated parking (all matters reserved except for access).*



## **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**

**20/00722/FUL** 42 Walsh Avenue, Warfield, Bracknell, Berkshire RG42 3XZ

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

*Approval by Committee Decision*

**20/00889/FUL** 9 Patrick Gardens, Warfield, Bracknell, Berkshire RG42 3EZ

*Erection of first floor side extension, single storey front/side extension, conversion of existing garage to habitable accommodation and amendments to fenestration.*

*Approval by Delegated Decision*

**20/00918/FUL** Erin Lodge Jigs Lane South, Warfield, Bracknell, Berkshire

*Erection of single storey rear extension.*

*Approval by Committee Decision*

**20/01056/LB** Brockdale Cricketers Lane, Warfield, Bracknell, Berkshire

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

*Approval by Delegated Decision*

**20/00177/TRTPO** Land to the rear of 3 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

*TPO 393 – Application to fell 1 tree.*

*Approval by Delegated Decision*

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

*TPO 82 – Application to prune 1 tree.*

*Refusal by Delegated Decision*

**20/00008/TRTPO** 2 Kilinside, Goughs Lane, Warfield, Bracknell, Berkshire

*TPO 477a – Application to prune 1 tree.*

*Part Approval, Part Refusal by Delegated Decision*

**20/00083/TRTPO** Acorns Goughs Lane, Warfield, Bracknell, Berkshire

*TPO 76a – Application to prune 1 tree.*

*Refusal 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 There are no updates to report.

**3.0 Enforcement activity**

<b>Address</b>	<b>Activity</b>	<b>Reference no.</b>	<b>Update</b>	<b>Status</b>
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

**PROCESS FOR DEVELOPING A RESPONSE TO THE DRAFT LOCAL PLAN**

The Clerk will present options to the meeting for discussion.

**DATE OF THE NEXT MEETING**

The next meeting will take place on Tuesday 6 April 2021 at 7.45pm on the Zoom platform.