

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 6 April 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

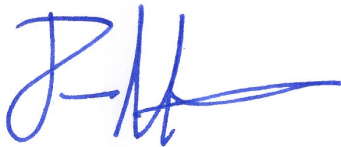
You are summoned to attend a virtual meeting of the Planning & Transport Committee on Tuesday 6 April 2021 at 7.45pm.

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

Meeting ID: 894 7953 4605

Passcode: 330504

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 6 April 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 Tuesday 16 March 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.	7
007.	Planning & tree applications (BFC planning lists 11/21, 12/21 and 13/21)	8
008.	Planning determinations of Bracknell Forest Council	9
009.	Planning appeals	11
010.	Recurring reports	12
011.	Developing a local plan response	14
012.	Representatives reports	
013.	Date of the next meeting The next meeting of the committee will take place on Tuesday 27 April 2021 at 7.45pm	15
014.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held **virtually** on **Tuesday 16 March 2021**

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

Other attendees: Parish Clerk

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 23 February 2021

The minutes of the previous meeting held on 23 February 2021 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin 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

There was no correspondence or information to note.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 08/21, 09/21 and 10/21)

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.

Considered no objection

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.

Observation

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

TPO 61 – Application to prune trees.

Works completed

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.

Considered no objection

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

TPO 424 – Application to prune 1 tree.

Considered no objection

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.

Observations made

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

Erection of first floor side extension.

Recommended refusal

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.

Recommended refusal

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

TPO 424 – Application to fell 1 tree.

Recommended refusal

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.

Observations made

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).

Observations made

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:

20/00722/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

009. Planning appeals

Members noted the appeal for 29 Essex rise had been dismissed.

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. Developing a response to the local plan

Members discussed the comping local plan consultation and considered the report of the Clerk.

It was agreed that the Clerk would review the latest version of the plan and compare this to the previous version and the councils response.

12. Representative reports

Cllr Mrs Wallen mentioned the hedgerow removed near BrockHill Cottages. The Clerk would report to enforcement.

Cllr Ms Thorin asked about the CCTV cameras for flytipping. The Clerk had no update.

Cllr Ms Dulieu mentioned that the BFC planning meeting on 18 March would be considering the applications at Lyon Oaks and 4 Bedfordshire Down.

012. Date of next meeting

The date for the next meeting is on Tuesday 6 April 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 9:00pm.

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 11/21

21/00058/FUL 78 Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

Conversion of garage into habitable accommodation.

21/00068/TRTPO Land to the rear of 29 Yorkshire Place, Warfield, Bracknell, Berkshire RG42 3XE

TPO 440 – Application to prune 1 tree.

Planning List BFC 12/21

21/00137/OUT Grove Gardens Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DE

Outline application for access and layout for erection of 28 dwellings.

Planning List BFC 13/21

21/00244/REM Land north of Newhurst Gardens, Newhurst Gardens, Warfield, Bracknell, Berkshire

Submission of details of access, appearance, landscaping, layout and scale pursuant to Outline Permission APP/R0335/W/17/3182713 (erection of up to 50 residential dwellings (including up to 25% affordable housing), parking, open space and landscaping with access from Newhurst Gardens). For clarity, although access was approved under the outline, an alternative access design is submitted for consideration as part of this application.

21/00257/FUL The New Bungalow Warfield House, Bracknell Road, Warfield, Berkshire RG42 3AT

Erection of 1x4 bedroom detached dwelling with basement following demolition of existing dwelling.

21/00069/TRTPO Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

TPO 657a and TPO 1330 – Application to prune 7 trees and fell 1 tree.

21/00286/PADAS Matchbox Cottage Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BP

Prior Approval for construction of first floor extension to existing dwelling under Class AA of the GDPO.

21/00076/TR5 MacLaren House, Warfield Park, Warfield, Bracknell, Berkshire RG42 3RG

TPO 1222 – Application to prune 1 tree.

Out of area applications (non-statutory consultee)

21/00260/FUL Lambrook School, Winkfield Row, Bracknell, Berkshire RG42 6LU

Erection of Multi Use Games Area, Netball Court and car parking including levelling works, associated infrastructure including fencing and gate to site.

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

20/00751/FUL Land adjacent to The Elms, Warfield Park, Bracknell, Berkshire

Change of use of land for the siting of 2x mobile homes (according with the definition of a caravan), erection of detached garages, together with access, parking and landscaping.

Refusal by Delegated Decision

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

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

Approval by Delegated Decision

20/00812/FUL 4 Bedfordshire Down, Warfield, Bracknell, Berkshire RG42 3UA

Erection of a part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.

Approval by Committee Decision

20/01000/FUL Delrena The Splash, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

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

TPO 393 – Application to prune 1 tree.

Approval by Delegated Decision

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 land.

Approval by Delegated Decision

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

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.

Refusal by Delegated Decision

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

Application for listed building consent for 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.

Refusal by Delegated Decision

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

Erection of single storey rear extension, enlargement of existing first floor side extension and installation of rear facing dormer.

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 Application 19/01109/FUL Land adjacent to Knibbs Knook, Warfield Street was dismissed at appeal.
- 3.2 Application 19/00888/FUL Scotlands house, Forest Road, Newell Green was dismissed at appeal.

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

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

DEVELOPING A RESPONSE TO THE DRAFT LOCAL PLAN

1.0 Purpose

- 1.1 This report proposes the use of professional consultants to develop elements of the response to the draft local plan.

2.0 Professional advice

- 2.1 As outlined at the previous committee meeting, the response to the draft local plan should be tailored to the Independent examiner as opposed to Bracknell Forest Council.
- 2.2 There are three areas where the council would benefit from professional planning advice in preparing its response to the draft local plan:
- The exceptional circumstances claimed to support the removal of green belt status at Jealotts Hill
 - The exclusion of the 235 properties in the Neighbourhood Plan from the draft local plan
 - The inclusion of land north of the Hermitage for 33 homes and the redrawing of the settlement boundary
- 2.3 The Clerk has discussed the outline of the work with Oneill Homer, the councils consultants on the neighbourhood plan. They have indicated such work would take around 3 days.
- 2.4 The Finance & General Purposes confirmed at their last meeting that professional support funding of £2,000 would be made available to the committee if it decided to follow this approach.

3.0 Recommendation

To appoint ONEILL Homer to assist with the response to the draft Local Plan.

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 27 April 2021 at 7.45pm on the Zoom platform.