

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Tuesday 27 April 2021 (Virtual Meeting)

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To Councillors

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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

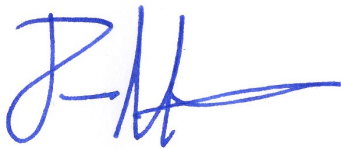
**You are summoned to attend a virtual meeting of the Planning & Transport Committee on Tuesday 6 April 2021 at 7.45pm.**

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

Meeting ID: 814 9286 3359

Passcode: 381508

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 27 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.	<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 6 April 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 14/21, 15/21 and 16/21)</b>	8
008.	<b>Planning determinations of Bracknell Forest Council</b>	10
009.	<b>Planning appeals</b>	11
010.	<b>Recurring reports</b>	12
011.	<b>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 18 May 2021 at 7.45pm	15
014.	<b>Closure of the meeting</b>	

**PLANNING & TRANSPORT COMMITTEE**

**MINUTES OF THE MEETING**

held **virtually** on **Tuesday 6 April 2021**

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

**Other attendees:** Parish Clerk, Cllr Iain McCracken and one member of the public

**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 6 April 2021**

The minutes of the previous meeting held on 6 April 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 11/21, 12/21 and 13/21)**

**Planning List BFC 11/21**

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

*Conversion of garage into habitable accommodation.*

*Considered no objection*

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

*TPO 440 – Application to prune 1 tree.*

*Considered no objection*

**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.*

### Recommended refusal

As the site falls within the Warfield SPD area, an agreed masterplan is required for the area. As there is no agreed masterplan the application should be refused.

Agreed highway improvements are required at Fiveways and no provision is made for this in the plans.

there are concerns about the location of the access to the site being so close to the Fiveways junction.

There are concerns about the flood risk on part of the site.

there is evidence of land contamination and no plan to deal with this.

The site is in close proximity to listed buildings.

### 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 or consideration as part of this application.*

### Recommended refusal

There is no visitor parking indicated on the plans as required by local parking standards.

**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.*

### Considered no objection

**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.*

### Observation made

Leave to Tree Officer. The council recommends a replacement native tree is planted to replace the tree removed.

**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.*

### Considered no objection

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

*TPO 1222 – Application to prune 1 tree.*

### Approved prior to the meeting

**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.*

**Recommended refusal**

The entire development is out of keeping with the rural area of Cricketers Lane as defined by BFC character assessment for the area.

EA flood mapping suggests that part of the site is at risk of flooding which could be exacerbated by this proposal.

Cricketers Lane is a narrow single vehicle lane and unsuitable for additional traffic accessing the site.

The proposed entrance is close to the junction with Bracknell Road

**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:

**20/00751/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**

**009. Planning appeals**

Members noted that the appeals for 19/01109/FUL Knibbs Knook, Warfield Street and 19/00888/FUL Scotlands House, Forest Road, Newell Green were both 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**

The Clerk brought forward proposals to appoint consultants ONeill Homer to assist with the development of a response to the draft local plan.

Cllr Ms Dulieu proposed the appointment of ONeill Homer. This was seconded by Cllr Fitzwilliams and APPROVED by members present.

**012. Representative reports**

Cllr Mrs Wallen mentioned the fence on land opposite Planners Farm and asked if anything could be done.

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

Cllr Ms Dulieu asked about a letter regarding the Waste Plan. The Clerk would investigate.

Cllr M Jones asked about the blocked access to SANG at Church Lane.

**012. Date of next meeting**

The date for the next meeting is on Tuesday 27 April 2021 via Zoom.

**013. Closure of the meeting**

There being no further business the meeting closed at 9:07pm.

### **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 14/21**

**21/00255/FUL** South Lodge, Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

*Alterations to external appearance of dwelling and installation of new roof with 5x rooflights following demolition of existing porch and balcony and demolition of detached garage.*

**21/00256/LB** South Lodge, Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

*Application for listed building consent for alterations to external appearance of dwelling and installation of new roof with 5x rooflights following demolition of existing porch and balcony and demolition of detached garage.*

### **Planning List BFC 15/21**

**21/00266/FUL** 53 Top Common, Warfield, Bracknell, Berkshire RG42 3SH

*Conversion of garage into habitable accommodation.*

**21/00275/FUL** Nestings Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

*Change of use of existing summerhouse to provide separate residential accommodation for a full-time carer for the applicant.*

**21/00360/FUL** 2 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

*Erection of two storey side, first floor side, single storey rear/side and single storey front extensions.*

**21/00375/PAD** Fernygrove Farm Lane at Hawthorn Hill, Hawthorn Lane, Warfield, Bracknell, Berkshire

*Proposed lean-to agricultural barn.*

### **Planning List BFC 16/21**

**21/00301/FUL** 18 Wiltshire Grove, Warfield, Bracknell, Berkshire RG42 3JJ

*Proposed single storey rear conservatory extension to replace existing conservatory.*

**21/00307/FUL** Fernygrove Farm Land at Hawthorne Hill, Hawthorn Lane, Warfield, Bracknell, Berkshire

*Construction of vehicular access.*

**21/00309/FUL** Priory Coach House, Old Priory Lane, Warfield, Bracknell, Berkshire RG42 6AN

*Erection of an orangery to the rear of the property.*

**21/00333/FUL** Moss End Farm, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

*Proposed installation of new 2.4m high acoustic timber fence to boundary along Maidenhead Road, installation of swimming pool with retractable cover and associated paving, new conservatory to side elevation, BBQ covered area in the garden and covered*



*walkway to link conservatory to pool structure. Conversion of existing stables to a two bedroom annexe.*

**21/00097/TRTPO** 5 Sage Walk, Warfield, Bracknell, Berkshire RG42 3SE

*TRTPO 186 – Application to prune 7 trees.*

## 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

**20/01071/FUL** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire

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

*Approval by Delegated Decision*

**21/00076/TR5** MacLaren House Warfield Park, Bracknell, Berkshire

*TPO 1222 – Application to prune 1 tree.*

*Approval by Delegated Decision*

**20/00329/TRTPO** Wayne Bridge House, Malt Hill, Warfield, Bracknell, Berkshire

*TPO 541 – Application to prune 2 trees.*

*Refusal by Committee Decision*

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

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

*Unconditional Approval by Delegated Decision*

**21/00375/PAD** Fernygrove Farm Lane at Hawthorn Hill, Hawthorn Lane, Warfield, Bracknell, Berkshire

*Proposed lean-to to agricultural barn.*

*Not Required*

### 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 The council has received a contribution of CIL collected by Bracknell Forest Council in the period October 2020-March 2021.

2.2 The allocation of the sums received were as follows:

<b>Development</b>	<b>% due to parish</b>	<b>Amount received by BFC Oct 20 – Mar 21</b>	<b>Parish share</b>
Land at East Avery Lane	15%	£500,000.00	£75,000.00
<b>Total</b>			<b>£75,000.00</b>

**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 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

**DRAFT LOCAL PLAN REPSONSE**

The Clerk will provide a verbal update to members

**DATE OF THE NEXT MEETING**

The next meeting will take place on Tuesday 18 May 2021 at 7.45pm on the Zoom platform.