

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 18 May 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

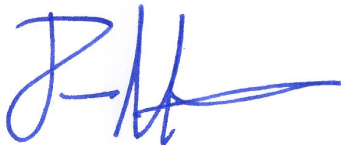
An advisory meeting of the Planning & Transport Committee on Tuesday 18 May 2021 at 7.45pm. Recommendations from this meeting will be considered in accordance with the delegations approved by the Council on 5 May 2021.

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

Meeting ID: 852 0652 7338

Passcode: 473981

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 18 May 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 27 April 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 17/21, 18/21 and 19/21) | 8 |
| 008. | Planning determinations of Bracknell Forest Council | 10 |
| 009. | Planning appeals | 11 |
| 010. | Recurring reports | 12 |
| 011. | Representative's reports | |
| 012. | Date of the next meeting The next meeting of the committee will take place on Tuesday 8 June 2021 at 7.45pm | 14 |
| 013. | Closure of the meeting | |

Recommendations from this meeting will be considered in accordance with the delegations approved by the Council on 5 May 2021.

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held **virtually** on **Tuesday 27 April 2021**

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

Other attendees: Parish Clerk 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 Fitzwilliams and **APPROVED** by members present.

004. Matters arising

The Clerk advised members that the flytipping CCTV cameras were being followed up by Cllr McCracken.

005. Correspondence and items for information

Members noted correspondence sent by Bracknell Forest Council regarding an appeal against enforcement action at land adjacent to the Barn at Glenwood on Bracknell Road.

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 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.

Considered no objection

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.

Not considered

Planning List BFC 15/21

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

Conversion of garage into habitable accommodation.

Considered no objection

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.

Observation made

Members note that previously approved application 09/00634/FUL included a condition 'The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house... ..and shall at no time form a separate dwelling.'

The parish council has no objections to a full-time carer using this accommodation, but does not understand why this would need to be as a separate accommodation unit as the use is ancillary to the dwelling house. It is noted from the previous consent that the creation of a separate dwelling would require mitigation measures and would have to be assessed on their own merits and these do not appear to have been addressed within this application.

The parish council would therefore like to see this condition remain in place.

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.

Recommended refusal

The proposal does not meet parking standards – insufficient parking spaces available

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

Proposed lean-to agricultural barn.

Application withdrawn

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.

Considered no objection

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

Construction of vehicular access.

Observation made

Leave to Highway Officer for guidance

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

Erection of an orangery to the rear of the property.

Considered no objection

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.

Observation made

A condition that this unit should be for the ancillary use of the main house only should be added.

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

TRTPO 186 – Application to prune 7 trees.

Considered no objection

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:

20/01071/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

009. Planning appeals

Members noted that an appeal had been lodged against the enforcement notice issued regarding the use of land adjacent to the barn at Glenwood, Bracknell Road, Warfield.

010. Ongoing issues

a. CIL and S106 contributions

An update was provided on CIL receipts paid to the parish in April 2021.

b. Current and potential enforcement cases

There was no update to report.

011. Local Plan response

The Clerk updated members on discussions held with O'Neill Homer regarding the response to the local plan.

012. Representative reports

Cllr Ms Dulieu asked about the Mineral plans. The Clerk would investigate. Cllr Ms Dulieu asked about meeting with Hilary Coplestone. The advised members that he had spoken with Hilary recently and she agreed to come and speak to the committee once there were activities to update members on.

Cllr Ms Thorin mentioned the extent of ditch flooding around Wellers Lane and Keephatch Lane.

012. Date of next meeting

The date for the next meeting is on Tuesday 18 May 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:49pm.

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 17/21

21/00183/FUL 19 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

Change of use of public amenity land to private residential garden including relocation of fence.

21/00073/TRTPO Lancress Goughs Lane, Warfield, Bracknell, Berkshire RG12 2RA

TPO 76a – Application to prune 1 tree.

21/00298/FUL 26 Bedfordshire Down, Warfield, Bracknell, Berkshire RG42 3UA

Part garage conversion to form larger kitchen and store to front.

21/00329/FUL 3 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

Demolition of existing conservatory and construction of orangery to rear of dwelling.

Planning List BFC 18/21

21/00102/TRTPO Land to the south of 5 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

TPO 393 – Application to prune 3 trees.

21/00105/TRTPO 21 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to prune 1 tree.

Planning List BFC 19/21

21/00284/FUL 3 Old Lands Hill, Bracknell, Berkshire RG12 2QX

Change of use from a residential dwelling to a mixed use for residential and dog grooming business (sui generis use) including the conversion of the garage.

21/00348/FUL Glebe House Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

Proposed conversion of existing storage building into an annex, ancillary to the main dwelling, including alterations to fenestration.

21/00349/FUL 38 Goddard Way, Warfield, Bracknell, Berkshire RG42 2JP

Proposed single storey part hipped part flat roof front extension, infill of single storey rear extension and conversion of garage into habitable accommodation.

21/00352/FUL Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

Section 73 application for the removal of condition 15 (external lighting) for planning permission 19/00930/FUL for the erection of 3x detached dwelling houses including driveways and garages and landscaping following removal of 7 existing buildings and hardstanding at the site.

21/00473/FUL 2 Prospect Place, Warfield Street, Warfield, Bracknell, Berkshire RG42 6AY

Conversion of garage into habitable accommodation.

21/00104/TRTPO 15 Berrycroft, Warfield, Bracknell, Berkshire RG12 2HR

TPO 372 – Application to fell 1 tree.

21/00469/PAH 9 Campion Grange, Warfield, Bracknell, Berkshire RG42 5AP

Prior approval application for erection of single storey rear extension.

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

20/00263/TRTPO Land adjacent to 18 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PY

TPO 89 – Application to fell 4 trees.

Refusal by Committee Decision

20/00874/FUL 18 Old Lands Hill, Bracknell, Berkshire RG12 2QX

Conversion of garage to habitable room.

Approval by Delegated Decision

21/00286/PADAS Matchbox Cottage, Bracknell Road, Warfield, Bracknell, Berkshire

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

Refused PA add storey to dwelling 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 The following appeals have been lodged:
Land North of Herschel Grange 19/00497/FUL – Erection of 33 dwellings etc.

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 is no activity to report.

3.0 Enforcement activity

| Address | Activity | Reference no. | Update | Status |
|--|---------------------------------|----------------------|--|---------------|
| 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 |

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 8 June 2021 at 7.45pm on the Zoom platform.