

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 29 June 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

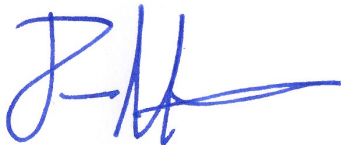
An advisory meeting of the Planning & Transport Committee on Tuesday 29 June 2021 at 7.45pm. Recommendations from this meeting will be considered in accordance with the delegations approved by the Council on 5 May 2021.

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

Meeting ID: 880 1764 6126

Passcode: 399132

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 29 June 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 committee meeting of Tuesday 18 May and Tuesday 8 June 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 23/21, 24/21 and 25/21)	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 20 July 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.

The minutes of the meeting of 18 May were not approved at the last meeting as the meeting was not quorate.

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE ADVISORY MEETING

held **virtually** on **Tuesday 18 May 2021**

Members present: Cllrs Ms Dulieu, Fitzwilliams and Ms Thorin

Other attendees: Parish Clerk

Cllr Ms Thorin took the chair

001. Apologies for absence

Apologies for absence were received from Cllrs M Jones and Mrs Wallen.

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meeting held on 18 May 2021

The minutes of the previous meeting held on 18 May 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 Joint Waste & Mineral Plan had been submitted for examination by Bracknell Forest Council and other local authorities.

005. Correspondence and items for information

Members noted correspondence sent by Bracknell Forest Council regarding the new TPO1352 at the front of 55 Walsh Avenue.

The Clerk gave members an update on Frost Folly 2 and that the delivery had been delayed due to damage to the site.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 17/21, 18/21 and 19/21)

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.

Recommended refusal

The council is concerned about the future upkeep and protection of the trees and hedgerow covered by TPN1/73 which make up the amenity land.

21/00073/TRTPO Lancess Goughs Lane, Warfield, Bracknell, Berkshire RG12 2RA
TPO 76a – Application to prune 1 tree.

Recommended refusal

The pruning proposals are excessive.

21/00298/FUL 26 Bedfordshire Down, Warfield, Bracknell, Berkshire RG42 3UA
Part garage conversion to form larger kitchen and store to front.

Recommended refusal

The council is concerned about the removal of a tree and vegetation and the loss of parking resulting from this application

21/00329/FUL 3 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA
Demolition of existing conservatory and construction of orangery to rear of dwelling.

Considered no objection

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.

Observation made

Leave to Tree Officer

21/00105/TRTPO 21 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL
TPO 393 – Application to prune 1 tree.

Considered no objection

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.

Observation made

The council would like a parking plan for customers developed and for the proposed parking space to be porous material

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.

Observation made

A condition should be included to maintain the annex as ancillary to the main building

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.

Considered no objection

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.

Recommended refusal

The existing condition should be maintained to preserve the dark skies in the area and prevent any light pollution

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

Conversion of garage into habitable accommodation.

Considered no objection

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

TPO 372 – Application to fell 1 tree.

Observation made

A replacement tree of a native species should be planted

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

Prior approval application for erection of single storey rear extension.

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:

20/00263/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

009. Planning appeals

There was no update 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 Dulieu mentioned the FOI declaration regarding correspondence between BFC and RBWM over Jealotts Hill and the local plan. Questions were also raised regarding proposals for Lily Hill Park in the infrastructure improvement plan.

Cllr Ms Thorin asked about the flooding in Wellers Lane, the Clerk would report this.

012. Date of next meeting

The date for the next meeting is on Tuesday 8 June 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:38pm.

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE ADVISORY MEETING

held **virtually** on **Tuesday 8 June 2021**

Members present: Cllrs M Jones and Mrs Wallen

Other attendees: Parish Clerk and one member of the public

As the meeting was not quorate, the minutes could not be agreed. As the meeting was advisory only it proceeded with the Clerk confirming recommendations made.

001. Apologies for absence

Apologies for absence were received from Cllrs Ms Dulieu, Fitzwilliams and Ms Thorin

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meeting held on 8 June 2021

The approval of the minutes of 8 June were deferred to the next meeting.

004. Matters arising

The local plan response was submitted.

005. Correspondence and items for information

Members noted correspondence sent by the Warfield East consortium.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 20/21, 21/21 and 22/21)

Planning List BFC 20/21

21/00403/FUL Mi Polola 2 Westmorland Drive, Warfield, Bracknell, Berkshire RG42 3QZ

Single storey rear extension following demolition of existing conservatory.

Considered no objection

21/00409/FUL 7 Hampshire Rise, Warfield, Bracknell, Berkshire RG42 3JW

Proposed two storey side extension, single storey front extension and garage conversion to study and store for cycles.

Considered no objection

21/00111/TRTPO 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 1 tree and fell 1 tree.

Recommended refusal

The hawthorn felling is unnecessary.

21/00123/TRTPO 48 Darby Vale, Warfield, Bracknell, Berkshire RG42 2PQ

TPO 439 – Application to prune 1 tree.

Considered no objection

Planning List BFC 21/21

21/00248/FUL Land at Kingscroft Farm, Kingscroft Lane, Warfield, Bracknell, Berkshire

Permanent siting of a caravan in connection with use of land for rearing of game birds and agricultural use.

Observation made

The use of the caravan should be tied to agricultural use only.

21/00427/FUL North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD

Section 73 application to vary condition 25 (drainage) of planning permission 17/00656/OUT (Residential Development of 19 dwellings).

Observation made

Leave to Planning Officer

21/00447/FUL Westerwood, Goughs Lane, Warfield, Bracknell, Berkshire RG12 2JR

Proposed first floor extension above existing attached garage and conversion of loft space to habitable accommodation with 2x rear dormers and 3x rooflights.

Considered no objection

21/00529/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 (resubmission of 21/00286/PADAS).

Considered no objection

Planning List BFC 22/21

21/00422/FUL Nestings, Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

Retrospective planning permission for the retention of 8 portacabins on the site for B1 (office) and B8 (storage) use for a period of two years.

Considered no objection

21/00462/FUL 27 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

Change of use of public amenity land to private residential garden including erection of 1.8m high fence.

Observation made

Hedgehog hole should be installed in new fence

21/00136/TR5 The Vicarage Church Lane, Warfield, Bracknell, Berkshire RG42 6EE

TPO 56 – Application to fell 1 tree.

No comment 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:

20/00265/REM Land north of Harvest Ride and south of Forest Road and east of West End Lane, Warfield, Bracknell, Berkshire

Submission of details of access, layout, scale, appearance and landscaping relating to Phases 8 and 9 of the land north of Harvest Ride for the erection of 120 dwellings and associated parking and roads, pursuant to outline planning permission 13/01007/OUT

Approval by Delegated Decision

20/01079/3 Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire

Erection of single storey extensions to form teaching areas following demolition of existing structures (Regulation 3 application).

Approval by Delegated Decision

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

Conversion of garage into habitable accommodation.

Approval by Delegated Decision

20/00461/FUL Whitelocks Farm Garsons Lane, Warfield, Bracknell, Berkshire

Conversion and extension of existing brick building to form 2x bed dwelling with garden and parking area and permanent removal of existing lawful 2 bed mobile home.

Refusal by Delegated Decision

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

TPO 424 – Application to fell 1 tree.

Refusal by Delegated Decision

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

TPO 440 – Application to prune 1 tree.

Approval by Delegated Decision

009. Planning appeals

There was no update to report.

010. Ongoing issues

b. CIL and S106 contributions

There was no update to report.

b. Current and potential enforcement cases

There was no update to report.

011. Neighbourhood plan

The Clerk provided members with an update on the neighbourhood plan. This would be discussed further at the council meeting on 9 June.

012. Representative reports

No reports were made.

013. Date of next meeting

The date for the next meeting is on Tuesday 29 June 2021 via Zoom.

014. Closure of the meeting

There being no further business the meeting closed at 8:38pm.

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 23/21

21/00417/FUL The Mount Malt Hill, Warfield, Bracknell, Berkshire RG42 6JG

Conversion of existing integral garage to habitable space. Dormer to front elevation, adjustment of 1st floor roofline to front, side and rear elevations, part 1st floor extension. Enlargement of glazed apertures to ground floor rear elevation. White wash existing and new facing brickwork. Extension of existing rear balcony. Demolition of existing conservatory.

21/00440/REM North Lodge Farm Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD

Reserved matters application for the residential development of 19x dwellings (including affordable housing) including associated open space and landscaping following demolition of existing buildings, structures and hardstanding (following approval of 17/00656/OUT).

21/00467/FUL 31 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

Proposed single storey rear extension, conversion of garage, single storey front extension to garage and creation of parking area to front.

21/00140/TRTPO Field Park and Berrycroft, Bracknell, Berkshire RG12 2DZ

TPO 372 – Application to prune 4 trees.

Planning List BFC 24/21

21/00501/FUL Heathley, Warfield Park, Warfield, Bracknell, Berkshire RG42 3RS

Proposed extension to existing garage following demolition of car port.

21/00520/FUL 9 Shropshire Gardens, Warfield, Bracknell, Berkshire RG42 3XP

Proposed part two storey, part single storey rear extension, single storey front extension and addition of canopy to front elevation.

21/00521/A Land south of Forest Road and east of Crozier Lane, Newell Green, Warfield, Bracknell, Berkshire

Display of 1x non-illuminated stack sign.

Planning List BFC 25/21

21/00612/LDC Storage and Distribution Centre, Bowyers Lane, Warfield, Bracknell, Berkshire

Application for Lawful Development Certificate for use as Storage and Distribution (use class B8).

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

21/00041/TRTPO Little Oak 5 Oxfordshire Place, Warfield, Bracknell, Berkshire
TPO 424 – Application to prune 1 tree.

Approval by Delegated Decision

21/00469/PAH 9 Campion Grange, Warfield, Bracknell, Berkshire RG42 5AP
Prior approval application for erection of single storey rear extension

Prior Approval HH Granted by Delegated Decision

21/00365/TRTPO Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA
TPO 424 – Application to prune 4 trees and fell 1 tree.

Part Approval/Part Refusal by Delegated Decision

20/00329/FUL 3 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA
Demolition of existing conservatory and construction of orangery to rear of dwelling.

Approval by Delegated Decision

21/00348/FUL Glebe House Church Lane, Warfield, Bracknell, Berkshire
Proposed conversion of existing storage building into an annex, ancillary to the main dwelling including alterations to fenestration.

Approval by Delegated Decision

21/00097/TRTPO 5 Sage Walk, Warfield, Bracknell, Berkshire RG42 3SE
TPO 186 – Application to prune 7 trees.

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 The appeal 20/00263/FUL 7 Crozier Lane was ALLOWED at appeal.
- 3.2 The appeal is allowed and planning permission is granted for Installation of door to existing car port at 7 Crozier Lane, Warfield, Bracknell, RG42 4GT, in accordance with the terms of the application, Ref 20/00263/FUL, dated 4 April 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans: BK493344 - notes referred to official copy; BK96211 - HM Land Registry Plan; Block Plan; Existing and Proposed Elevations; Plot 113 - Development Layout.
 - 3) The garage accommodation shall be retained for the use of the parking of vehicles at all times.
- 3.3 The Clerk is seeking clarification from Bracknell Forest Council on the potential implication of this appeal. This will be reported to the committee.

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

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 20 July 2021 at 7.45pm on the Zoom platform.