

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Tuesday 20 July 2021 (Virtual Meeting)

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To Councillors

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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

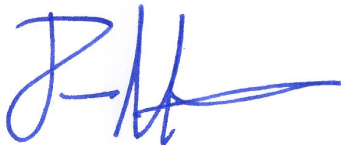
**An advisory meeting of the Planning & Transport Committee on Tuesday 20 July 2021 at 7.45pm.** Recommendations from this meeting will be considered in accordance with the delegations approved by the Council on 5 May 2021.

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

Meeting ID: 815 4918 4695

Passcode: 907012

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 20 July 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 committee meeting of Tuesday 29 June 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.	6
007.	<b>Planning &amp; tree applications (BFC planning lists 26/21, 27/21 and 28/21)</b>	7
008.	<b>Planning determinations of Bracknell Forest Council</b>	9
009.	<b>Planning appeals</b>	11
010.	<b>Recurring reports</b>	12
011.	<b>Representative's reports</b>	
012.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 10 August 2021 at 7.45pm	14
013.	<b>Closure of the meeting</b>	

*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 ADVISORY MEETING**

held **virtually** on **Tuesday 29 June 2021**

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

**Other attendees:** Parish Admin, Sonal Shukla

**001. Apologies for absence**

Cllr Mark Jones

**002. Declarations of Interest**

No declarations of interest were made.

**003. Minutes of the previous meetings**

**18 May 2021** - The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Fitzwilliams and **APPROVED** by members present.

**08 June 2021** - The minutes were noted.

**004. Matters arising**

Members have requested an update from the Clerk regarding the flooding at Wellers Lane.

Members were informed that a further consultation on the Warfield Neighbourhood Plan was being conducted by BFC.

**005. Correspondence and items for information**

Members noted the new TPO 1354 at 1 Roman Way.

Members noted the Street Naming for Gregory Croft, Lovejoy Road and Wells Close.

Members noted the request from BFC to change the speed limit on Bowyers Lane.

Members would like that either this part of the road be 20 mph or the whole road be 30mph.

**006. Public participation**

No requests for public participation were made.

**007. Planning & tree applications (BFC lists 23/21, 24/21 and 25/21)**

**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 1<sup>st</sup> floor roofline to front, side and rear elevations, part 1<sup>st</sup> 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.*

Considered no objection

**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).*

Observation made

- 1) Plots 9 and 10 – the upstairs study could be classed as a bedroom therefore not providing enough parking spaces.
- 2) All fences to have holes for hedgehogs.
- 3) Low Level street lighting should be removed as this could cause light pollution in a rural area, this should be in line with the Emerging Neighbourhood Plan Policy no. WNP13.
- 4) Plots 3,4 & 5 - the orientation of these homes is of concern as the gardens back onto open space, which is against BFC policy. There are concerns on plots 6,7,8,9,10 & 11 as the gardens are in close proximity to the tall trees and the boundary of Westmorland Park.
- 5) The use of Flint bricks is out of keeping with Warfield.
- 6) Concerns with the planting of Box Plants (Buxes) as these are not native to a rural area and are prone to disease.
- 7) The Swale needs further investigation. Concerns with Westmorland Pond regularly overflowing.
- 8)

**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.*

Recommended refusal

The proposed new parking space is placed inappropriately due to the close proximity of the current lamp post.

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

*TPO 372 – Application to prune 4 trees.*

Considered no objection

**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.*

Recommended refusal

The height of the garage is too high and inappropriate for garage use – should be single storey. Out of keeping of the area and will affect the street scene.

**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.*

Considered no objection

**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.*

Considered no objection

### **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).*

Considered no objection

### **009. Planning appeals**

Members noted that the inspector allowed the appeal of 20/00263/FUL 7 Crozier Lane. They were disappointed that this was allowed as it was setting a precedence for future applications.

### **010. Ongoing issues**

a. CIL and S106 contributions

No update.

b. Current and potential enforcement cases

There was no update to report.

### **011. Local Plan response**

No update

### **012. Representative reports**

Cllr Claire Wallen informed us that the sign at the 2<sup>nd</sup> Frost Folly SANG had been removed. The sign is to inform people not to use the site yet as it has not formally been handed over to BFC. This is to be reported to Harrow Estates.

Ms Dulieu requested to comment on applications 21/00487/FUL 63 The Plateau as a neighbouring parish – Considered No Objection.

### **012. Date of next meeting**

The date for the next meeting is on Tuesday 20 July 2021 via Zoom.

### **013. Closure of the meeting**

There being no further business the meeting closed at 8:39pm.

### **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 26/21**

**21/00547/3** Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX  
*Construction of multi-use games area (MUGA).*

**21/00553/FUL** Land south of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire

*Section 73 application for variation of conditions 01 (approved plans) and 31 (drainage works) of planning permission 19/00157/FUL for the erection of 52 dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. (For clarification, this application seeks a minor material amendment to the site levels and drainage details and also provides details to satisfy conditions relating to landscaping and of enclosure).*

**21/00148/TRTPO** 9 Somerset Grove, Warfield, Bracknell, Berkshire RG42 3TN

*TPO 389 – Application to prune 2 trees.*

**21/00154/TRTPO** Land rear of 39 Hebbecastle Down (Piggy Wood) Warfield, Bracknell, Berkshire RG42 2QF

*TPO 89 – Application to prune 2 trees.*

### **Planning List BFC 27/21**

**21/00585/FUL** 6 Newhurst Gardens, Warfield, Bracknell, Berkshire RG42 6AW

*Proposed erection of single storey rear extension.*

**21/00590/FUL** 7 Norman Keep, Warfield, Bracknell, Berkshire RG42 7UY

*Proposed erection of rear conservatory.*

**21/00592/FUL** Land south of Forest Road, Newell Green, Warfield, Bracknell, Berkshire

*Erection of 48 dwellings, associated landscaping and parking, with access from Forest Road and Crozier Lane following demolition of existing buildings.*

**21/00607/FUL** 26 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

*Conversion of existing garage to provide habitable accommodation and erection of single storey rear extension.*

**21/00169/TRTPO** 19 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

*TPO 393 – Application to prune 1 tree.*

### **Planning List BFC 28/21**

**21/00608/FUL** 22 Mareshall Avenue, Warfield, Bracknell, Berkshire RG42 2QU

*Proposed erection of front porch, conversion of existing garage into habitable accommodation, replacement of conservatory roof plus fenestration alterations.*

**21/00613/FUL** Land east of Crozier Lane, Warfield, Bracknell, Berkshire

Construction of a section of highway including a turning head and drainage basin to deal with surface water.



## 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

**21/00473/FUL** 2 Prospect Place, Warfield Street, Warfield, Bracknell, Berkshire  
*Conversion of garage into habitable accommodation.*

Approval by Delegated Decision

**21/00447/FUL** Westerwood Goughs Lane, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

**20/01085/OUT** Brookfield Farm, Bracknell Road, Warfield, Bracknell, Berkshire

*Outline application for residential development of up to 90 dwellings including public open space and associated infrastructure, including new cycle path connecting to Edmunds Lane. Matter of access to be determined with all matters reserved.*

Withdrawn

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

*Erection of a part 2 storey and part first floor side extension.*

Approval by Delegated Decision

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

*TPO 439 – Application to prune 1 tree.*

Approval by Delegated Decision

**20/00942/FUL** Land to the rear of The Old Coach House, Warfield Park, Bracknell, Berkshire

*Erection of a detached triple garage building with first floor ancillary accommodation to serve the proposed dwelling approved under 16/01273/FUL and adjacent property known as The Old Coach House and formation of adjacent replacement parking spaces.*

Approval by Delegated Decision

**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.*

Approval by Delegated Decision

**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.*

Approval by Delegated Decision

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

*Retrospective conversion of garage into habitable accommodation.*

Approval by Delegated Decision

**21/00073/TRTPO** Lanresse Goughs Lane, Warfield, Bracknell, Berkshire

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

Refusal by Delegated Decision

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

*TPO 393 – 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 is no activity to report.

**3.0 Enforcement activity**

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

**DATE OF THE NEXT MEETING**

The next meeting will take place on Tuesday 10 August 2021 at 7.45pm on the Zoom platform.