

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 31 August 2021 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

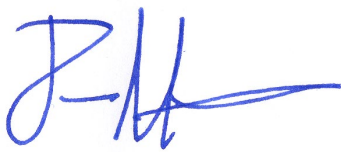
An advisory meeting of the Planning & Transport Committee on Tuesday 31 August 2021 at 7.45pm. Recommendations from this meeting will be considered in accordance with the delegations approved by the Council on 5 May 2021.

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

Meeting ID: 882 4713 3788

Passcode: 801921

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 31 August 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 10 August 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.	8
007.	Planning & tree applications (BFC planning lists 32/21, 33/21 and 34/21)	9
008.	Planning determinations of Bracknell Forest Council	10
009.	Planning appeals	11
010.	Recurring reports	13
011.	Representative's reports	
012.	Date of the next meeting The next meeting of the committee will take place on Tuesday 21 September 2021 at 7.45pm	15
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 ADVISORY MEETING

held **virtually** on **Tuesday 20 July 2021**

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

Other attendees: Parish Clerk

held **virtually** on **Tuesday 10 August 2021**

Members present: Cllr Jones (Chair), Ms Dulieu, Ms Thorin

Other attendees: Parish Admin, Sonal Shukla

001. Apologies for absence

Ms Wallen and Cllr Fitzwilliams

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meetings

The minutes of 20 July 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Jones.

004. Matters arising

There were no matters arising that were not covered elsewhere on the agenda.

005. Correspondence and items for information

None

006. Public participation

1 public participant who requested to observe the meeting – Guy Gillbe.

007. Planning & tree applications (BFC lists 29/21, 30/21 and 31/21)

Planning List BFC 29/21

21/00644/FUL 1 Bingham Cottages, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Erection of single storey rear extension following demolition of existing utility room.

Considered no objection

21/00645/FUL 1 Bingham Cottages, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Erection of single storey rear extension following demolition of existing utility room plus rear facing dormer.

Considered no objection

21/00175/TRTPO 4 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 2 trees.

Considered no objection

Planning List BFC 30/21

21/00646/FUL Honeypot Cottage Binfield Road Binfield Bracknell RG42 4LY

Proposed 2 no. 4 bedroom detached dwellings following demolition of existing outbuildings.

Observation made

This is outside of the settlement boundary.

Councillors are concerned about the pond being removed – is it a wild pond or an ornamental pond. Councillors agree to removal if it is ornamental.

21/00651/FUL Romany Hayley Green Warfield Bracknell RG42 6DA

Proposed 1.8m high electric sliding gate to the front and extension of 1.8m high wooden fence from garage of Chipapa property boundary to the new gate post.

Considered no objection

21/00659/ FUL 25 Plantagenet Park Warfield Bracknell Berkshire RG42 7UU

Proposed conversion of garage to habitable accommodation.

Recommended refusal

There is insufficient parking provided for a 4 bedroom house. Plans only show 2 spaces available.

21/00665/FUL 1 Newell Green Cottages Newell Green Warfield Bracknell RG42 6AB

Section 73 application to amend conditions 2 (approved plans) of planning permission 20/00020/FUL for the erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings. (For Clarification: this application seeks to amend the design of the proposal)

Considered no objection

21/00181/TRTPO Quelm Lane Warfield Bracknell RG42 2PR

TPO 89 - Application to fell 1 tree and prune 2 trees.

Considered no objection

Planning List BFC 31/21

21/00258/LB Old Farm Warfield House Bracknell Road Warfield Bracknell RG42 3AT

Listed building application for the erection of 1 no. 4-bedroom detached dwelling after demolition of existing dwelling.

Considered no objection

NB: Already commented on application 21/00257/FUL

21/00657/FUL Windmill Farm Malt Hill Warfield Bracknell Berkshire

Erection of 2 no. four-bed dwellings and 4 no. three-bed dwellings following demolition of existing agricultural buildings.

Recommended refusal

This is excessive development of the Greenbelt.

Councillors are concerned over the increase of traffic onto a rural lane.

21/00679/FUL Ryecot 2 Rye Close Bracknell Berkshire RG12 2QY

Conversion of garage into habitable accommodation, erection of first floor side extension plus external changes including rendering and fenestration.

Considered no objection

21/00705/FUL Land At Osborne Lane Osborne Lane Warfield Bracknell Berkshire

Erection of a machinery store; installation of entrance gates; and change of use of land for the stationing of a caravan for use as a rest room ancillary to private equestrian use of the site.

Observation made

Councillors recommend a condition on the use of the caravan that it should not be used for overnight stays.

21/00739/PAD Land South Of Forest Road and East Of Crozier Lane Newell Green Warfield Bracknell Berkshire

Prior approval application for agricultural track to provide access for vehicles associated with agricultural maintenance of the land.

Recommended refusal

Councillors concerned that the footings of the agricultural track are very similar to the application for a road (21/00613/FUL) which should not be approved until the main application for the houses (21/00592/FUL) is approved. This application is therefore premature.

21/00184/TR5 Warfield Park Homes Office Warfield Park Warfield Bracknell RG42 3RG

TPO 1222 - Application to fell 1 tree

NB – Approved and included on determination list

21/00186/TRTPO 48 Darby Vale Warfield Bracknell Berkshire RG42 2PQ

TPO 439 - Application to prune 1 tree

Considered no objection

008. Planning determinations

The following determinations were advised since the last meeting by Bracknell Forest Council.

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

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

Approval by Delegated Decision

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.

Approval by Delegated Decision

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

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.

Approval by Delegated Decision

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

TPO 372 – Application to fell 1 tree.

Approval by Delegated Decision

21/00307/FUL Fernygrove Farm Land At Hawthorne Hill Hawthorn Lane Warfield

Construction of Vehicular Access.

Withdrawn

21/00163/FUL Land Adjacent To Hayley Green Farm Hayley Green Warfield Bracknell

The siting of a portable cabin to use as an office in support of an indoor farming enterprise and creation of an access.

Approval by Delegated Decision

21/00204/FUL 22 Elen Place Bracknell Berkshire RG42 2AQ

Conversion of existing loft to create habitable room and installation of 3no. new rooflights

Approval by Delegated Decision

21/00136/TRTPO The Vicarage Church Lane Warfield Bracknell Berkshire

TPO 56 - Application to fell 1 tree

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

Proposed erection of single storey rear extension.

Approval by Delegated Decision

21/00184/TR5 Warfield Park Homes Office Warfield Park Warfield Bracknell RG42 3RG

TPO 1222 - Application to fell 1 tree

Approval by Delegated Decision

009. Planning appeals

None

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

Ms Thorin has requested an update from The Clerk on the flooding at Weller Lane as it is still flooded.

Ms Dulieu raised concerns for application 21/00755/PAC to change Lily Hill House into flats.

Councillors noted an email they received with an update for amended plans regarding the proposals of new homes at Jeallotts Hill.

012. Date of next meeting

The date for the next meeting is on Tuesday 31 August 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:20pm.

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 32/21

21/00653/FUL 54a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

Erection of a detached single garage and car port.

21/00683/FUL 95 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

Erection of car port.

21/00190/TRTPO 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 2 trees.

Planning List BFC 33/21

21/00746/FUL Tesco Stores Ltd 17 County Lane, Warfield, Bracknell RG42 3JP

Section 73 application to vary condition 3 (restriction on delivery times between 0300 to 2400 hours) of planning permission 11/00248/FUL to allow deliveries to Tesco store between the hours of 0300 to 2400 hours.

Planning List BFC 34/21

21/00199/TRTPO 8 Anthony Wall, Warfield, Bracknell, RG42 3UL

TPO 393 – Application to prune 2 trees.

21/00200/TRTPO 8 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 1 tree.

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

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

Approval by Delegated Decision

21/00111/TRTPO 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA
TPO 424 – Application to prune 1 tree and fell 1 tree.

Refusal by Delegated Decision

21/00590/FUL 7 Norman Keep, Warfield, Bracknell, Berkshire RG42 7UY
Proposed erection of rear conservatory.

Approval by Delegated Decision

19/00327/FUL Land at south west of Abbey Place, Abbey Place, Warfield, Bracknell, Berkshire

Erection of 9 dwellings with associated access, parking and landscaping.

Approved & Legal Agreement signed by Delegated Decision

21/00069/TRTPO Nuptown Piggeries, Hawthorn Lane, Warfield, Bracknell
TPO 657a and TPO 1330 – Application to prune 7 trees and fell 1 tree.

Part Approval, Part Refusal by Delegated Decision

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.

Approval by Delegated Decision

21/0000521/A Land south of Forest Road and east of Crozier Lane, Newell Green, Warfield, Bracknell, Berkshire

Display of 1x non-illuminated stack sign.

Grant with Extra Conditions (adverts) by Delegated Decision

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.

Approval by Delegated Decision

21/00739/PAD Land south of Forest Road and east of Crozier Lane, Newell Green Warfield, Bracknell, Berkshire

Prior approval application for agricultural track to provide access for vehicles associated with agricultural maintenance of the land.

Not Required by Delegated Decision

21/00768/FUL The Three Legged Cross, Forest Road, Newell Green, Warfield, Bracknell, Berkshire

Erection of 2 outbuildings (retrospective).

Unconditional Approval by Delegated Decision

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

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

Approval by Committee Decision

21/00175/TRTPO 4 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 2 trees.

Approval by Delegated Decision

21/00181/TRTPO Quelm Lane, Newport Drive, Warfield, Bracknell, Berkshire

TPO 89 – Application to fell 1 tree and prune 2 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 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
Scotlands House, Forest Road, Newell Green	Without planning permission the installation of a free standing aerial	EN/21/00166/UOPD	Investigation if a breach has occurred is underway	open

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 21 September 2021 at 7.45pm. The meeting arrangements will be confirmed