

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Tuesday 21 September 2021

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To Councillors

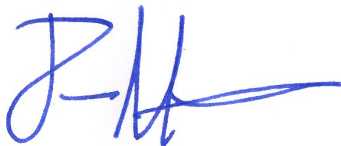
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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

**You are summoned to attend a meeting of the Planning & Transport Committee on Tuesday 21 September 2021 at 7.45pm.**

**The meeting will take place in the Blue Room, Brownlow Memorial Hall.**

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 21 September 2021 at the Brownlow Hall

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.

<b>No.</b>	<b>Item</b>	<b>Page</b>
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 31 August 2021	3
004.	<b>Matters arising from the previous meeting</b> Matters arising from the previous meeting not covered elsewhere on the agenda	7
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.	8
007.	<b>Planning &amp; tree applications (BFC planning lists 35/21, 36/21 and 37/21)</b>	9
008.	<b>Planning determinations of Bracknell Forest Council</b>	10
009.	<b>Planning appeals</b>	11
010.	<b>Recurring reports</b>	13
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 12 October 2021 at 7.45pm in the Blue Room, Brownlow Hall.	15
013.	<b>Closure of the meeting</b>	

**PLANNING & TRANSPORT COMMITTEE  
MINUTES OF THE ADVISORY MEETING**

held **virtually** on **Tuesday 31 August 2021**

**Members present:** Cllrs Ms Dulieu, Ms Thorin and Mrs Wallen

**Other attendees:** Parish Clerk

*Cllr Ms Dulieu acted as chair in the absence of Cllr M Jones*

**001. Apologies for absence**

Cllr Fitzwilliams and M Jones

**002. Declarations of Interest**

No declarations of interest were made.

**003. Minutes of the previous meetings**

The minutes of 10 August 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin.

**004. Matters arising**

The Clerk was continuing to investigate the responsible party for the flooding at the junction of Wellers Lane and Westhatch Lane.

Members discussed the non-response to the Lily Hill Park proposals. This would be reviewed by the Clerk.

**005. Correspondence and items for information**

BFC confirmed TPO 1352 on land at the front of 55 Walsh Avenue, Warfield from 27 August 2021.

The Clerk provided members with an update on the Warfield Neighbourhood Plan. The Examiner had asked a series of questions, but it was agreed that the council would not answer these until after the examination visit in early September.

The Clerk reminded members that the approval of application **21/00739/PAD** Land south of Forest Road and east of Crozier Lane, Newell Green was for agricultural maintenance, so if it was observed for any other use a report would be made to Planning Enforcement.

The Clerk had reviewed the revised application **20/00802/OUT** Home Farm, Forest Road, Warfield and the only amendment was the addition of a convenience store. The Clerk would write to the planners to confirm their existing comments and object to the convenience store on the basis of the additional traffic this would generate.

**006. Public participation**

There were no requests for participation by the public.

**007. Planning & tree applications (BFC lists 32/21, 33/21 and 34/21)**

**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.*

Considered no objection

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

*Erection of car port.*

Observation made

Tree Officer recommended to establish root protection area.

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

*TPO 424 – Application to prune 2 trees.*

Observation made

Leave to Tree Officer

**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.*

Recommended refusal

The existing condition should be retained as it is in place for the protection and wellbeing of neighbouring properties.

**Planning List BFC 34/21**

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

*TPO 393 – Application to prune 2 trees.*

Recommended refusal

The works appear excessive

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

*TPO 424 – Application to prune 1 tree.*

Observation made

Leave to Tree Officer

**008. Planning determinations**

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

**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

**009. Planning appeals**

None to report

**010. Ongoing issues**

a. CIL and S106 contributions

No update.

b. Current and potential enforcement cases

There was no update to report.

**012. Representative reports**

There were no representative reports made.

**012. Date of next meeting**

The date for the next meeting is on Tuesday 21 September 2021.

**013. Closure of the meeting**

There being no further business the meeting closed at 8:26pm.

**MATTERS ARISING**

004. The Clerk has escalated the non-response to the flooding issue on the Wellers Lane/Westhatch Lane junction to the borough councillors for Binfield with Warfield, asking them to follow this up on behalf of the council.
005. The case officer for application **20/00802/OUT** Home Farm, Forest Road, Warfield has been e-mailed regarding the revised application. The Clerk confirmed that the original comments of the committee, submitted on 30 November 2020 are unaltered.
- It was added that the view of the committee is that a store on this site would not be sustained by the proposed development and would therefore draw traffic into the development. The committee was therefore concerned about additional traffic movements, particularly in the late evening and weekends when trading could be until 22:00 -23:00 hours and the potential impact of litter and anti-social behaviour.

**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 35/21**

**21/00840/PAH** 10 Cressida Chase, Warfield, Bracknell, Berkshire RG42 3UD

*Prior approval application for erection of a single storey rear extension.*

**Planning List BFC 36/21**

**21/00769/FUL** 4 Toogood Place, Warfield, Bracknell RG42 6AF

*Erection of single storey rear extension.*

**21/00784/FUL** Feathers and Fur Falconry Centre, 1 Moss End Garden Centre, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6EJ

*Use of site for falconry centre, via timber aviaries, plus ancillary shop, outdoor learning centre, classroom, work-shed.*

**21/00785/PAD** Windmill Farm, Malt Hill, Warfield, Bracknell, Berkshire

*Prior approval application for erection of hay barn to be used for the storage of farm machinery, tools and feed stuffs.*

**21/00802/FUL** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

*Section 73 application to vary conditions 7 (hard and soft landscaping), 8 (means of enclosure), 13 (vehicle parking), 14 (cycle parking) and 15 (SUDs) pursuant to planning permission 20/00408/FUL (erection of 1x dwelling).*

**21/00207/TRTPO** Land at Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PX

*TPO 89 – Application to prune 11 trees.*

**Planning List BFC 37/21**

**21/00789/FUL** 3 Broadrick Heath, Warfield, Bracknell, Berkshire, RG42 3SB

*Proposed erection of a single storey extension following demolition of existing conservatory and part garage conversion.*

**21/00808/FUL** Derryquin 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

*Erection of 2 detached dwellings (1x 3 bed and 1x 4 bed) following demolition of existing dwelling with associated parking.*

**21/00211/TRTPO** Ashberry 90 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

*TPO 393 – 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**

**21/00360/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.*

*Approval by Delegated Decision*

**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.*

*Approval by Delegated Decision*

**21/00403/FUL** Mi Polola 2 Westmorland Drive, Warfield, Bracknell, Berkshire

*Single storey rear extension following demolition of existing conservatory.*

*Approval by Delegated Decision*

**19/00256/LB** South Lodge, Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire

*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.*

*Approval by Delegated Decision*

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

*TPO 372 - Application to prune 4 trees.*

*Approval by Delegated Decision*

**21/00665/FUL** 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire

*Section 73 application to amend conditions 2 (approved plans) and 3 (materials) of planning permission 20/00020/FUL for the erection of dwelling associated landscaping and access works following demolition of existing garage and outbuildings. For clarification, this application seeks to amend the design of the proposal.*

*Approval by Delegated Decision*

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

*TPO 393 – Application to prune 1 tree.*

*Approval by Delegated Decision*

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

TPO 389 – Application to prune 2 trees.

Part Approval, Part 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>
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 12 October 2021 at 7.45pm at the Brownlow Hall.