

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 12 October 2021

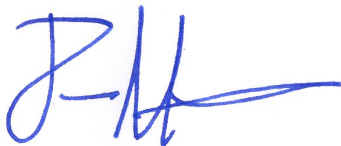
To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend a meeting of the Planning & Transport Committee on Tuesday 12 October 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 12 October 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.

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 21 September 2021	3
004.	Matters arising from the previous meeting Matters arising from the previous meeting not covered elsewhere on the agenda	7
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 38/21, 39/21 and 40/21)	9
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 2 November 2021 at 7.45pm in the Blue Room, Brownlow Hall.	14
013.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Tuesday 21 September 2021** in the **Brownlow Hall**

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

Other attendees: Parish Clerk

001. Apologies for absence

No apologies for absence were due.

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meetings

The minutes of 31 August 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin.

004. Matters arising

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.

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, but added comments relating to the proposed convenience store.

005. Correspondence and items for information

The Clerk advised members that TPO1361 on land adjacent to Lambrook School etc. This replaced draft TPO 1344 that had expired.

The Clerk advised members that application 21/00739/PAD for the land south of Forest Road and east of Crozier Lane (around Warfield Garage) had been decided as not required by BFC. However, the decision notice stated that BFC were not convinced the works proposed fell within permitted develop as the land could not be demonstrated to be for agricultural use. Therefore, the applicant was advised they would need to apply for appropriate planning permission or risk enforcement action.

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 35/21

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

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

Considered no objection

Planning List BFC 36/21

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

Erection of single storey rear extension.

Considered no objection

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.

Considered no objection

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.

Observation made

The council expressed disappointment that the applicant has brought forward proposals for a new agricultural storage building, while having both active and approved applications to convert existing agricultural storage buildings to residential use.

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).

Considered no objection

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

TPO 89 – Application to prune 11 trees.

Observation made

Leave to Tree Officer. If considered for approval, the council would prefer reductions to be made to the lower extent proposed than the maximum extent.

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.

Considered no objection

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.

Recommend refusal

Council consider that the proposed development indicated on plot 2 is detrimental to the appearance and character of the local environment, contrary to Saved policy EN20 in its design and materials.

The site is located within character area J: Warfield Road, Priory Lane, and Gough's Lane character area.

The council is concerned that the garage space indicated on plot 2 does not confirm with BFC local standards.

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

TPO 393 – Application to prune 1 tree.

Considered no objection

008. Planning determinations

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

21/00360/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

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.

011. Representative reports

Cllr Fitzwilliams noted that the hedgerows along Watersplash Lane had been tidied.

Cllr Ms Thorin asked for an update on CCTV enforcement cameras and about the parking on pavements consultation. The Clerk advised that there were no updates to report.

012. Date of next meeting

The date for the next meeting is on Tuesday 12 October 2021.

013. Closure of the meeting

There being no further business the meeting closed at 8:47pm.

MATTERS ARISING

None at the time of writing.

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 38/21

21/00831/FUL 25 Innings Lane, Warfield, Bracknell, Berkshire RG42 3TR
Erection of single storey rear/side extension plus alterations to fenestration.

Planning List BFC 39/21

21/00846/FUL Land adjacent to The Elms, Warfield Park, Bracknell
Change of use of land for the siting of 2x mobile homes (according with the definition of a caravan), erection of detached garages, together with access, parking, and landscaping.

21/00223/TRTPO Land to the rear of 102 Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

TPO 391 – Application to fell 3 trees.

Planning List BFC 40/21

21/00229/TRTPO Land to the rear of 8 Cambridgeshire Place, ‘Big Wood’, Warfield, Bracknell, Berkshire, RG42 3XW

TPO 1222 – Application to prune 1 tree

21/00238/TRTPO 15 Crayford Mead, Warfield, Bracknell, Berkshire RG42 6EF

TPO 569 – Application to prune 1 tree.

21/00239/TRTPO Land on the north side directly east of Osborne Lane, Warfield Street, Warfield, Bracknell, Berkshire RG42 6AQ

TPO 1250 – Application to prune 1 tree.

21/00240/TR5 Land on the north side directly east of Osborne Lane, Warfield Street, Warfield, Bracknell, Berkshire RG42 6AQ

TPO 1250 – 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

21/00462/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.

Approval by Delegated Decision

19/01068/FUL Land at Goose Corner, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

Erection of 1x detached dwelling, access improvements and associated works/landscaping.

Refusal by Delegated Decision

21/00154/TRTPO Piggy Wood (Land rear of 39 Hebbecastle Down), Newport Drive, Warfield, Bracknell, Berkshire

TPO 89 – Application to prune 2 trees.

Part Approval, Part Refusal by Delegated Decision

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.

Not Required

20/00875/FUL Land at Green Acres, Warfield Road, Warfield, Bracknell, Berkshire

Erection of 2x detached dwellings following demolition of existing outbuildings.

Refusal by Delegated Decision

21/00333/FUL Moss End Farm, Bowyers Lane, Warfield, Bracknell, Berkshire

Proposed installation of new 2.4m high brick wall 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.

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 The council is expected to receive £66,932.93 of CIL contributions later this month. This relates to works on Land East of Avery Lane (16/01195/FUL). This will be confirmed once payment is received.

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 2 November 2021 at 7.45pm at the Brownlow Hall.