

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 2 November 2021

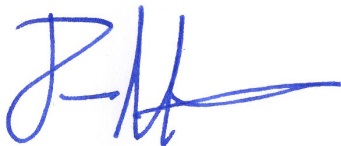
To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend a meeting of the Planning & Transport Committee on Tuesday 2 November 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 2 November 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
1.	Apologies for absence	
2.	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.	
3.	Minutes of the previous meeting To approve the minutes of the committee meeting of Tuesday 12 October 2021	3
4.	Matters arising from the previous meeting Matters arising from the previous meeting not covered elsewhere on the agenda	7
5.	Correspondence received and items for information to be tabled at the meeting	
6.	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
7.	Planning & tree applications (BFC planning lists 41/21, 42/21 and 43/21)	9
8.	Planning determinations of Bracknell Forest Council	11
9.	Planning appeals	12
10.	Recurring reports	13
11.	Representative's reports	
12.	Date of the next meeting The next meeting of the committee will take place on Tuesday 23 November 2021 at 7.45pm in the Blue Room, Brownlow Hall.	15
13.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Tuesday 12 October 2021** in the **Brownlow Hall**

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

Other attendees: Parish Clerk

001. Apologies for absence

Apologies were received from Cllrs M Jones and Fitzwilliams

002. Declarations of Interest

Cllr Ms Dulieu declared an interest in application 21/00846/FUL (as a neighbouring site). The Clerk granted a dispensation for Cllr Ms Dulieu to remain in the meeting as non-participation would have resulted in the meeting becoming inquorate. Cllr Ms Dulieu was permitted to make representations but not to participate in a vote.

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 advised members that he continued to chase Bracknell Forest Council for a response to the flooded verges at the junction of Wellers Lane and Westhatch Lane.

The Clerk, with Cllr McCracken, was meeting with the Public Protection Partnership to discuss covert CCTV siting to deter flytipping.

005. Correspondence and items for information

Members noted correspondence supporting application 21/00846/FUL.

Members noted the street naming arrangements for Berkeleys phase 9.

The Clerk advised members that application 21/00137/OUT Grove Gardens had now been verified. The council's comments previously submitted remained valid and appropriate.

The Clerk advised members that an offer of membership to the Town & Country Planning Association had been received. Members agreed to join for a year to review the material and support available.

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 38/21

21/00831/FUL 25 Innings Lane, Warfield, Bracknell, Berkshire RG42 3TR

Erection of single storey rear/side extension plus alterations to fenestration.

Considered no objection

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.

Recommended refusal

The proposed change of use of land for the siting of 2 mobile homes, with associated operational development, would adversely affect the rural character and appearance of the site which lies in the countryside. The proposal would therefore be contrary to Saved Policies EN8, EN20 and H5 of the Bracknell Forest Borough Local Plan, Policies CS1, CS7 and CS9 of the Core Strategy Development Plan Document and the National Planning Policy Framework.

The council notes that the Planning Inspector in a previous planning appeal for this site APP/R0335/W/19/3226828 of October 2019 recognised the value of this site as a local wildlife site and that the harm of developing this site 'outweighs the benefits' of development 'when assessed against the NPPF as a whole.'

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

TPO 391 – Application to fell 3 trees.

Observations made

Leave Tree Officer. Members considered this application and considered that the works may be excessive, but recognise the evidence may indict an issue that requires resolution.

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

Considered no objection

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

TPO 569 – Application to prune 1 tree.

Recommended refusal

This is excessive pruning as 2m clearance is not required. As part of the new development area, this tree was included in plans for the area.

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.

Considered no objection

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.

Not considered

008. Planning determinations

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

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

009. Planning appeals

None to report

010. Ongoing issues

a. CIL and S106 contributions

Members noted the expected CIL payment.

b. Current and potential enforcement cases

The Clerk reported that an application for the temporary mast at Scotland House had been received by BFC but was yet to be validated.

011. Representative reports

Cllr Ms Wallen mentioned that the Quelm stone on Larks Hill had been placed upside down. The Clerk would report to Parks & Countryside.

Cllr Ms Dulieu reported a highway incursion outside Nuptown Piggeries. The Clerk would report to Planning Enforcement and Highways.

012. Date of next meeting

The date for the next meeting is on Tuesday 2 November 2021.

013. Closure of the meeting

There being no further business the meeting closed at 8:46pm.

MATTERS ARISING

Hawthorn Lane incursion

This matter is being investigated by Parks & Countryside as Hawthorn Lane is a public right of way. Members should note this is likely to be a lengthy and complex case and may end up involving Highways and Planning Enforcement as the investigation continues.

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 41/21

21/00872/LDC Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

Certificate of Existing Lawfulness for breach of Equestrian Occupancy Condition (4) of planning permission 604676.

21/00873/LDC Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

Certificate of Existing Lawfulness for breach of Equestrian Occupancy Condition (1) of planning permission 619338.

21/00248/TR5 21 Old Lands Hill, Bracknell, Berkshire RG12 2QX

TPO 372 – Application to remove 12 trees.

Planning List BFC 42/21

21/00959/FUL 33 to 35 The Larches, Warfield Park, Bracknell, Berkshire RG42 3RR

Erection of 4 single detached garages.

21/00960/FUL Pine Lodge Stables, Bishops Lane, Warfield, Bracknell, Berkshire

Proposed change of use of ground floor from storage space to C3 (residential unit), installation of 5x roof lights at first floor level and alterations to layout of first floor residential accommodation to provide a 4 bedroom dwelling.

21/ 00882/FUL West End Stables, West End Lane, Warfield, Bracknell, Berkshire RG42 5RH

Change of use of part of Building 1 to café.

21/00888/FUL 2 Sage Walk, Warfield, Bracknell, Berkshire RG42 3SE

Erection of single storey rear extension with rooflights and conversion of garage to habitable room.

Planning List BFC 43/21

21/00905/FUL 16 Somerset Grove, Warfield, Bracknell, Berkshire, RG42 3TN

Erection of single storey rear extension forming conservatory following demolition of existing.

21/00925/FUL The New Leathern Bottle, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6ET

Change of use from a Public House into a single 4 bedroom dwelling house with external alterations.

21/00926/LB The New Leathern Bottle, Maidenhead Road, Warfield, Bracknell, Berkshire
RG42 6ET

*Application for Listed Building Consent for change of use into dwelling house with
associated internal and external alterations.*

21/00256/TRTPO 14 Somerset Grove, Warfield, Warfield, Bracknell, Berkshire RG42 3TN

TPO 389 – Application to prune trees.

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

21/0000612/LDC Storage and Distribution Centre, Bowyers Lane, Warfield, Bracknell, Berkshire

Application for Lawful Development Certificate for use as storage.

Approval by Delegated Decision

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

TPO 424 – Application to prune 2 trees.

Approval by Delegated Decision

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

TPO 393 – Application to prune 2 trees.

Approval by Delegated Decision

21/00248/TR5 21 Old Lands Hill, Bracknell, Bracknell, Berkshire RG12 2QX

TPO 372 – Application to remove 12 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 The council has received a contribution of CIL collected by Bracknell Forest Council in the period April 2021 -October 2021.

2.2 The allocation of the sums received were as follows:

Development	% due to parish	Amount received by BFC Apr 21 – Oct 21	Parish share
Land at East Avery Lane	15%	£446,219.52	£66,932.93
Total			£66,932.93

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 taken place and an application is expected shortly.	closed

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 23 November 2021 at 7.45pm at the Brownlow Hall.