

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 23 November 2021

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

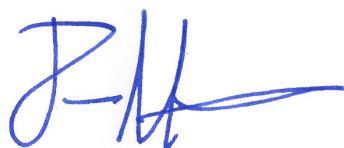
You are summoned to attend an advisory meeting of Planning & Transport Committee on Tuesday 23 November 2021 at 7.45pm. Recommendations from the meeting will be considered in accordance with the delegations approved by the council on 5 May 2021.

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

Meeting ID: 867 8061 0005

Passcode: 743681

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 23 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
001.	Apologies for absence To approve 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.	3
003.	Minutes of the previous meeting To approve the minutes of the committee meeting of Tuesday 2 November 2021	4
004.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information	8
005.	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.	10
006.	Planning & tree applications (BFC planning lists 44/21, 45/21 and 46/21) To consider planning and tree applications	11
007.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council	12
008.	Committee members reports To receive relevant updates from committee members	
009.	Date of the next meeting The next meeting of the committee will take place on Tuesday 14 December 2021 at 7.45pm venue TBA.	14
010.	Closure of the meeting	

DECLARATIONS OF INTEREST

Members are asked to declare any disclosable pecuniary or affected interests in respect of any matter to be considered at this meeting.

Any member with a Disclosable Pecuniary Interest in a matter should withdraw from the meeting when the matter is under consideration and should notify the Parish Clerk in attendance that they are withdrawing as they have such an interest.

If the Disclosable Pecuniary Interest is not entered on the register of members interests the member must ensure this is updated within 28 days.

Any member with an affected Interest in a matter must disclose the interest to the meeting. There is no requirement to withdraw from the meeting when the interest is only an affected interest, but the Parish Clerk should be notified of the interest, if not previously notified of it, within 28 days of the meeting.

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Tuesday 2 November 2021** in the **Brownlow Hall**

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

Other attendees: Parish Clerk

001. Apologies for absence

No apologies for absence were due.

002. Declarations of Interest

Cllr Fitzwilliams declared an interest in application 21/00882/FUL (neighbouring property).

003. Minutes of the previous meetings

The minutes of the meeting of 12 October 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen.

004. Matters arising

The Clerk advised members that the Rangers were investigating the Quelm Stone.

An update was given on the incursion into Hawthorne Lane outside Nuptown Piggeries. This was being investigated as a Rights of Way issue, although other BFC may also be involved. Members were advised that the investigation would take time to complete.

The Clerk had no update to report on the Wellers Lane ditch.

005. Correspondence and items for information

Members noted correspondence regarding the re-siting of the telecommunication mast at The Nestings. Members questioned if another accessway onto Jigs Lane North was required. The Clerk would communicate this.

The Clerk provided an update on fly-tipping.

The Clerk advised members that he had reported the condition of the Splash to Bracknell Forest Council.

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 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.

Observation

Leave to Planning Officer

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.

Observation

Leave to Planning Officer

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

TPO 372 – Application to remove 12 trees.

No comment required – five-day application

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.

Considered no objection

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.

Observation

The proposed accommodation should be ancillary to the main house.

Cllr Fitzwilliams withdrew from the meeting for the following item.

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

Change of use of part of Building 1 to café.

Observation

Members were concerned about parking on site and overspill into West End Lane. Members ask that checks be performed against the BFC parking standards. Members asked that no signage be permitted on West End Lane or at its junction with Forest Road.

Cllr Fitzwilliams returned to the meeting.

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.

Considered no objection

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.

Considered no objection

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.

Matter deferred to the next committee meeting

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.

Matter deferred to the next committee meeting

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

TPO 389 – Application to prune trees.

Observation

The works appear to have been completed prior to the application being processed.

008. Planning determinations

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

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

009. Planning appeals

Nothing to report.

010. Ongoing issues

a. CIL and S106 contributions

Members noted the CIL payment.

b. Current and potential enforcement cases

Nothing to report.

011. Representative reports

Cllr Ms Wallen asked about the neighbourhood plan. The Clerk gave an update on the response to the examiner's questions.

Cllr Ms Dulieu asked the Clerk to report West End Stables to the Enforcement team over the use of the site.

Cllr Fitzwilliams mentioned the condition of BW17 Pendry's Lane following recent works.

012. Date of next meeting

The date for the next meeting is on Tuesday 23 November 2021.

013. Closure of the meeting

There being no further business the meeting closed at 8:50pm.

CLERKS REPORT AND ITEMS FOR INFORMATION**1.0 Purpose**

1.1 This report contains actions taken on arising from the last meeting of the committee and other items for information, including recurring reports.

2.0 Actions taken or arising from the last meeting

005.	Comments on the re-siting of the telecommunication mast had been submitted.
011.	The response to the Examiners questions for the neighbourhood plan were submitted.

3.0 Appeals

3.1 This section contains an update on appeal activity since the last meeting of the committee. Any update received after the publication of the meeting pack will be reported to the meeting.

3.2 Appeals lodged

3.2.1 There were no appeals lodged.

3.3 Appeal updates

3.3.2 There are no updates to report.

4.0 Recurring reports

4.1 This section contains items regularly reported including CIL and enforcement updates.

4.2 Community Infrastructure Levy (CIL)

4.2.1 There is no CIL activity to report.

4.3 Enforcement activity in the parish

Reference number:	EN/21/00166/UOPD
Address:	Scotlands House, Forest Road, Newell Green
Activity:	Without planning permission, the installation of a free-standing aerial
Status:	Closed
Update:	Investigation if a breach has taken place and an application is expected shortly.
Reference number:	TBA
Address:	West End Stables

Activity:	Use of the site
Status:	Pending
Update:	Awaiting confirmation from Enforcement team.

5.0 Other items for information

5.1 Any update received after the publication of the meeting pack will be reported to the meeting.

6.0 Correspondence received

6.1 Correspondence received will be reported at the meeting.

7.0 Christmas and new year arrangements

7.1 The committee are advised that the next meeting on 14 December will consider planning lists 47/21, 48/21 and 49/21.

7.2 Planning list 50/21 will be published on 14 December and list 51/21 on 21 December. These lists will be considered at a committee meeting on 4 January 2022. There will be no planning list issued on 28 December.

7.3 Members are advised that the agenda for the meeting of 4 January will be published by 23 December 2021.

8.0 Recommendation

8.1 Members are asked to note this report.

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 43/21

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

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

Planning List BFC 44/21

No Applications

Planning List BFC 45/21

21/00931/FUL 19 Darby Vale, Warfield, RG42 2PH

Erection of proposed first floor side extension and single storey rear extension.

Planning List BFC 46/21

21/00963/FUL 6 Worcestershire Lea, Warfield, RG42 3TQ

Proposed erection of 2 bike sheds to the front garden.

21/00269/TRTPO The Chestnuts (off of Juliet Gardens), Warfield, RG42 3UE

TPO 218 and TPO 393 – Application to prune 2 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

21/00214/OUT Land east of Old Priory Lane and west of Maize Lane, Warfield, Bracknell, Berkshire

Outline application for up to 305 dwellings (C3 use), a primary school (up to two forms of entry) (D1 use), public open space, landscaping, surface water drainage and associated engineering works, all matters reserved except means of access with Maize Lane and Harvest Ride.

Approval & Legal Agreement signed by Delegated Decision

21/00255/FUL South Lodge Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire

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

21/00309/FUL Priory Coach House, Old Priory Lane, Warfield, Bracknell, Berkshire

Erection of orangery to rear of property.

Approval by Delegated Decision

21/00501/FUL Heathley Warfield Park, Warfield, Bracknell, Berkshire

Proposed extension to existing garage following demolition of car part.

Approval by Delegated Decision

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.

Approval by Delegated Decision

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

TPO 393 – Application to prune 1 tree.

Approval by Delegated Decision

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

TPO 1250 – Application to prune 8 trees.

Approval by Delegated Decision

20/00802/OUT Home Farm, Forest Road, West End, Warfield, Bracknell, Berkshire

Outline application for up to 197 dwellings and convenience store (Calls E) with new roundabout and associated access from Forest Road.

Refusal by Delegated Decision

21/00258/LB Old Farm, Warfield House, Bracknell Road, Warfield, Bracknell

Listed building application for the erection of 1x 4 bedroom detached dwelling after demolition of existing dwelling.

Approval by Delegated Decision

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

TPO 1250 – Application to prune 1 tree.

Approval by Delegated Decision

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

Erection of car port.

Approval by Delegated Decision

21/00802/FUL Brockhill Stables Bracknell Road, Warfield, Berkshire RG42 7NT

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 1 dwelling).

Approval by Delegated Decision

3.0 Recommendation

3.1 Members are asked to note the contents of this report.

DATE OF THE NEXT MEETING

The next meeting will take place on Tuesday 23 November 2021 at 7.45pm, venue TBA.