

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Tuesday 25 January 2022

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### To Councillors

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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

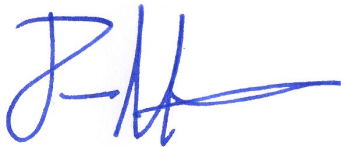
**You are summoned to attend an advisory meeting of Planning & Transport Committee on Tuesday 25 January 2022 at 7.45pm.** Recommendations from the meeting will be considered in accordance with the delegations approved by the council on 5 May 2021.

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

Meeting ID: 826 7728 9812

Passcode: 398938

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 25 January 2022 (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.

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<b>No.</b>	<b>Item</b>	<b>Page</b>
P22/001.	<b>Apologies for absence</b> To approve apologies for absence.	
P22/002.	<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.	3
P22/003.	<b>Minutes of the previous meeting</b> To approve the minutes of the committee meeting of Tuesday 14 December 2021.	4
P22/004.	<b>Clerks Report and items for information</b> To receive the report of the Clerk including recurring items and other items for information.	7
P22/005.	<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.	9
P22/006.	<b>Planning &amp; tree applications (BFC planning lists 01/22, 02/22 and 03/22)</b> To consider planning and tree applications.	10
P22/007.	<b>Planning determinations of Bracknell Forest Council</b> To note the planning determinations made by Bracknell Forest Council.	12
P22/008.	<b>Committee members reports</b> To receive relevant updates from committee members.	
P22/009.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 15 February 2022 at 7.45pm venue TBA.	14
P22/010.	<b>Closure of the meeting</b>	

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### **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 **virtually** on **Tuesday 14 December 2021**

**Members present:** Cllrs Fitzwilliams, M Jones (Chair) and Mrs Wallen

**Other attendees:** Parish Clerk

**001. Apologies for absence**

Apologies were received from Cllrs Ms Dulieu and Ms Thorin.

**002. Declarations of Interest**

Cllr M Jones declared an personal interest in Harcourt Consultation for land at Newell Green.

**003. Minutes of the previous meetings**

The minutes of the meeting of 23 November 2021 were proposed by Cllr Mrs Wallen, seconded by Cllr Fitzwilliams, and APPROVED by members present.

**004. Clerk's Report and items for information**

The Clerk circulated a report to members ahead of the meeting that contained an update on items from the last meeting and recurring reports on appeals and enforcement cases.

Members noted that revisions had been made to application 19/00841/FUL. They had two observations, one that links to the existing Frost Folly SANG are not shown and two, that mitigations should be made to protect wildlife in the ponds from dogs.

Members briefly discussed the Harcourt consultation for Newell Green. Members asked the Clerk to arrange for the committee to meet with the developer's representatives.

Members expressed concern over the highway treatment proposed at the Plough & Harrow junction and over the unimaginative layout of the proposed development.

The Clerk's Report was noted.

**005. Public participation**

There were no requests for participation by the public.

**006. Planning & tree applications (BFC lists 47/21, 48/21 and 49/21)**

**Planning List BFC 47/21**

**21/00980/FUL** 3 Sorrel Drive, Warfield, Bracknell, Berkshire, RG42 5AB

*Proposed loft conversion with roof lights to front and rear.*

**Recommended Refusal**

The parking for this property is allocated (2 spaces) so this application is not complaint with the BFC parking standards.

**21/00989/FUL** 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire, RG42 6ET

*Section 73 application to vary condition 13 (Energy Statement) of planning permission 21/00665/FUL for a Section 73 application to emend conditions 2 (approved plans) and 3 (materials) 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 change the method of through which 10% of the developments energy will be provided from on-site renewable production, from the approved air source heat pump to a photovoltaic installation located on the roof of the new dwelling house.*

#### Observation

Members query the logic of replacing a sustainable source for heating with an alternative that is less effective.

#### Planning List BFC 48/21

**21/01008/FUL** 6 Old Lands Hill, Bracknell, Berkshire RG12 2QX

*Erection of single storey extension forming porch.*

#### Considered no objection

**21/01011/A** Land fronting Forest Road, Newell Green, Warfield, Bracknell, Berkshire

*Application for advertisement consent for signage above existing hoarding.*

#### Observation

The council would like a condition that this signage will not be illuminated in the future.

#### Planning List BFC 49/21

#### No Applications

#### 007. Planning determinations

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

**21/00257/FUL** The New Bungalow, Warfield House, Bracknell Road, Warfield, Bracknell

*Erection of 1x 4 bedroom detached dwelling with basement following demolition of existing dwelling known as The New Bungalow (formerly known as Old Farm).*

#### Approval by Delegated Decision

**21/00872/LDC** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire

*Certificate of existing lawfulness for confirmation that the breach of equestrian occupancy condition (4) of planning permission 604676 is now lawful.*

#### Approval by Delegated Decision

**21/00873/LDC** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire

*Certificate of existing lawfulness for confirmation that the breach of equestrian occupancy condition (1) of planning permission 619338 is now lawful.*

**Approval by Delegated Decision**

**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.*

**Approval by Delegated Decision**

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

*Erection of single storey rear erection.*

**Approval by Delegated Decision**

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

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

**Approval by Delegated Decision**

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

*TPO 89 – Application to prune 11 trees.*

**Approval by Delegated Decision**

**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.*

**Approval by Delegated Decision**

**008. Representative reports**

Cllr Ms Wallen mentioned continued issues over the track in Hayley Green.

Cllr M Jones reported that Warfield Street would be closed for three days from 15 December 2021.

**009. Date of next meeting**

The date for the next meeting is on Tuesday 4 January 2022 unless no applications for consideration are received.

**010. Closure of the meeting**

There being no further business the meeting closed at 8:42pm.

**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**

008.	A form for submitting evidence claiming a right of way has been posted on the council website.
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**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 A appeal has been lodged in respect of application 21/00645/FUL 1 Bingham Cottages, Bowyers Lane, Warfield for the erection of a single storey rear extension following demolition of existing utility room plus rear facing dormer. The appeal will be dealt with by means of written representations. The parish council submitted a considered no objection response to the initial application.

3.3 Appeal updates

3.3.1 The appeal regarding application 19/00497/FUL Land North of Herschel Grange for 33 dwellings was DISMISSED.

3.3.2 The appeal regarding application 19/00632/OUT Land adjacent to Newell hall, Warfield Street, Warfield for a 54 bedroom care home was DISMISSED.

**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 A liability notice for £214,465.84 has been issued for application 19/00327/FUL land at south west of Abbey Place, Warfield.

4.2.2 A liability notice for £345,373.51 has been issued for application 19/00908/FUL land to the south and west of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield.

4.2.3 A demand notice for £30,553.55 has been issued for application 21/00665/FUL 1 Newell Cottages, Newell Green, Warfield.

#### 4.3 Enforcement activity in the parish

<b>Reference number:</b>	<b>EN/21/00166/UOPD</b>
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.
<b>Reference number:</b>	<b>TBA</b>
Address:	West End Stables
Activity:	Use of the site
Status:	Pending
Update:	Awaiting confirmation from Enforcement team.
<b>Reference number:</b>	TBA
Address:	Hermitage Stables
Activity:	Use of the site for business purposes
Status:	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 was received in relation to the appeals lodged and concluded detailed in item 3.3 of this report.

6.2 Any further correspondence received will be reported at the meeting.

6.3 A fact check version of the Examiners report relating to the Warfield Neighbourhood Plan has been received. The final report is expected shortly and will be circulated with a note from the Clerk.

#### 7.0 Recommendation

7.1 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](http://www.warfieldparishcouncil.gov.uk)

**PLANNING APPLICATIONS FOR CONSIDERATION****Planning List BFC 01/22**

**21/01076/FUL** Riding Arena, Hawthorn Lane, Warfield, Bracknell, Berkshire

*Change of use of land from agricultural to mixed agricultural and equine use and the erection of stables with tack room and hay barn with a riding arena.*

**21/00283/TRTPO** 63 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

*TPO 393 – Application to fell 1 tree.*

**21/01202/PAH** 32 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

*Prior approval for erection of erection of single storey rear erection.*

**Planning List BFC 02/22**

**21/01084/FUL** 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

*Proposed conversion of garage into habitable room to be used as an office.*

**21/01103/LDC** Moss End Farm House, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

*Erection of 1m and 2m boundary wall.*

**21/01106/FUL** Church Hill Barn, Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

*Section 73 application for variation of conditions 2 (approved plans) and 3 (materials) of planning permission 18/00958/FUL for erection of single storey agricultural barn. For clarification this application amends the design and materials for the barn.*

**21/01116/FUL** Meadowview Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DB

*Proposed single storey rear and side extension.*

**21/01117/FUL** Land east of Crozier Lane, Warfield, Bracknell, Berkshire

*Construction of a section of highway to create a turning head.*

**21/00299/TRTPO** North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD

*TPO 1236 – Application to prune 1 tree.*

**22/00002/TRTPO** Whitegrove Copse, Top Common, Warfield, Bracknell, Berkshire

*TPO 186 – Application to fell 2 trees and prune 1 tree.*

**Planning List BFC 03/22**

**21/01100/FUL** 10 Viola Croft, Warfield, Bracknell, Berkshire RG42 3UW

*Proposed garage conversion to habitable accommodation, rear and side extension to replace conservatory and to replace shed for cycle storage and associated parking.*

**21/01132/FUL** 17 Lancashire Hill, Warfield, Bracknell, Berkshire RG42 3HZ

*Erection of two storey side extension and alterations.*

**21/01141/FUL** 19 Derbyshire Green, Warfield, Bracknell, Berkshire RG42 3TG

*Proposed part two storey/part first floor rear extension and first floor side extension.*

**21/01145/FUL** 1 Faithfull Close, Warfield, Bracknell, Berkshire RG42 2QJ

*Conversion of existing garage into habitable accommodation and provision of parking space.*

**21/01152/FUL** Moss End Farm House, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

*Conversion of existing stables to two-bedroom annexe and installation of swimming pool (partly retrospective).*

**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**

**21/00613/FUL** Land east of Crozier Lane, Warfield, Bracknell, Berkshire

*Construction of a section of highway including a turning head and drainage basin to deal with surface water.*

**Refusal by Delegated Decision**

**21/00746/FUL** Tesco Stores Ltd, 17 County Lane, Warfield, Bracknell, Berkshire

*Section 73 application to vary condition 3 (restriction on delivery times 0500 to 2400 hours) of planning permission 11/00248/FUL to allow deliveries to Tesco store between the hours of 0300 to 2400 hours.*

**Approval by Committee Decision**

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

*Proposed erection of 2 bike sheds to the front garden.*

**Approval by Delegated Decision**

**19/00908/FUL** Land to the south and west of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield, Bracknell, Berkshire

*Erection of 7x dwellings consisting of 2x 1 bedroom maisonettes, 4x 3 bedroom and 1x 4 bedroom dwellings.*

**Approval by Delegated Decision subject to S106**

**21/00137/OUT** Grove Gardens, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

*Outline application for access and layout for erection of 28 dwellings.*

**Refusal by Delegated Decision**

**21/00553/FUL** Land south of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire

*Section 73 application for variation of conditions 01 (approved plans) and 31 (drainage works) of planning permission 19/00157/FUL for the erection of 52 dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. For clarification this application seeks minor material amendment to the site levels and drainage details and also provides details to satisfy conditions relating to landscaping and means of enclosure.*

**Approved and Legal Agreement Signed by Delegated Decision**

**21/00644/FUL** 1 Bingham Cottages, Bowyers Lane, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

**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.*

Approval by Delegated Decision

**21/00229/TRTPO** Land to the rear of 8 Cambridgeshire Close, Big Wood, Warfield, Bracknell, Berkshire

*TPO 1222 – Application to prune 1 tree.*

Approval by Delegated Decision

**21/00989/FUL** 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire

*Section 73 application to vary condition 13 (Energy Statement) of planning permission 21/00665/FUL for a section 73 application to amend conditions 2 (approved plans) and 3 (materials) 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 the application seeks to change the method of through which 10% of the developments energy will be provided from on-site renewable production, from the approved air source heat pump to a photovoltaic installation located on the roof of the new dwelling.*

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

*TPO 424 – Application to prune 1 tree.*

Approval by Delegated Decision

**21/00980/FUL** 3 Sorrel Drive, Warfield, Bracknell, Berkshire RG42 5AB

*Proposed loft conversion with rooflights to front and rear.*

Withdrawn

### **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 15 February 2022 at 7.45pm, venue TBA.