

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 15 February 2022

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

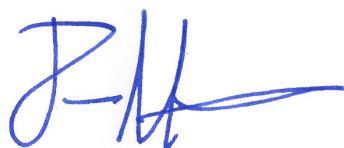
You are summoned to attend an advisory meeting of Planning & Transport Committee on Tuesday 15 February 2022 at 7.45pm. Recommendations from the meeting will be considered in accordance with the delegations approved by the council on 5 May 2021.

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

Meeting ID: 848 2527 9833

Passcode: 679632

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 15 February 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.

No.	Item	Page
P22/011.	Apologies for absence To approve apologies for absence.	
P22/012.	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
P22/013.	Minutes of the previous meeting To approve the minutes of the committee meeting of Tuesday 22 January 2022.	4
P22/014.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information.	9
P22/015.	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.	11
P22/016.	Planning & tree applications (BFC planning lists 04/22, 05/22 and 06/22) To consider planning and tree applications.	12
P22/017.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council.	13
P22/018.	Committee members reports To receive relevant updates from committee members.	
P22/019.	Date of the next meeting The next meeting of the committee will take place on Tuesday 8 March 2022 at 7.45pm venue TBA.	15
P22/020.	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 **virtually** on **Tuesday 25 January 2022**

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

Other attendees: Parish Clerk

P22/001. Apologies for absence

No apologies for absence were due.

P22/002. Declarations of Interest

No declarations of interest were received.

P22/003. Minutes of the previous meetings

The minutes of the meeting of 14 December 2021 were proposed by Cllr Mrs Wallen, seconded by Cllr Fitzwilliams, and APPROVED by members present.

P22/004. 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.

The Clerk reported that the final version of the examination report for the Warfield Neighbourhood Plan and would be disseminated to members ahead of the next council meeting.

The Clerk's Report was noted.

P22/005. Public participation

There were no requests for participation by the public.

P22/006. Planning & tree applications (BFC lists 01/22, 02/22 and 03/22)

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.

Observation

The material for the floor of the arena should be made up of an environmentally friendly material.

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

TPO 393 – Application to fell 1 tree.

Observation

Leave to Tree Officer. As the current tree provides visual amenity a replacement tree of suitable species should be planted.

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

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

Considered no objection

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.

Observation

The new parking space should be made up of a permeable surface and should be completed ahead of conversion work commencing.

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

Erection of 1m and 2m boundary wall.

Considered no objection

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.

Considered no objection

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

Proposed single storey rear and side extension.

Considered no objection

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

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

Recommended refusal

The proposal would result in piecemeal development and is contrary to Policy SA9 of the Site Allocation Local Plan. There are concerns that run-off from the highway could contaminate the ditch.

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

TPO 1236 – Application to prune 1 tree.

Observation

Leave to Tree Officer

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

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

Considered no objection

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.

Observation

The new parking space should be made up of a permeable surface and should be completed ahead of conversion work commencing.

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

Erection of two storey side extension and alterations.

Considered no objection

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.

Considered no objection

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

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

Observation

The new parking space should be completed ahead of conversion work commencing.

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).

Observation

The annex should be ancillary to the main house.

P22/007. Planning determinations

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

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

P22/008. Representative reports

Cllr Ms Dulieu had reported a fly tip on Wellers Lane.

Cllr Ms Thorin asked if there was an update on the verge flooding at Wellers Lane/Watersplash Lane.

Cllr M Jones asked about requesting a TPO.

P22/009. Date of next meeting

The date for the next meeting is on Tuesday 15 February 2022 unless no applications for consideration are received.

P22/010. Closure of the meeting

There being no further business the meeting closed at 8:40pm.

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

22/004.	The Warfield Neighbourhood Plan examination report was received and has been published by Bracknell Forest Council and Warfield Parish Council. A decision notice on the examination report, with the referendum notice is expected to be issued before the end of February.
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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 20/00875/FUL 1Land at Green Acres, Warfield for the erection of 2 no. detached dwellings following demolition of existing outbuildings. The appeal will be dealt with by means of written representations. The parish council submitted a recommend refusal response to the initial application.

3.3 Appeal updates

3.3.1 There were no updates to report at the time of preparing this 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 An updated liability notice for £217,091 has been issued for application 19/00908/FUL land to the south and west of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield.

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.
Reference number:	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 There is no correspondence to note at the time of publication.

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

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

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 04/22

21/01143/FUL The Shepherds House, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6ER

Proposed extension of existing raised patio area and pergola to existing Public House. New planting, landscaping, garden features and new lighting.

21/01162/FUL Fair Fields, Ascot Road, Warfield, Bracknell, Berkshire RG42 6HS

Demolition of existing stables and replace with ancillary outbuilding.

Planning List BFC 05/22

21/01153/FUL 2 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

Proposed rollaway garage door to be added to the existing carport.

21/01180/FUL 56a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

Proposed erection of a replacement dwelling with detached garage and associated hardstanding following demolition of an existing dwelling.

22/00047/FUL 5 Brown Close, Warfield, Bracknell, Berkshire RG42 4HX

Proposed garage door to existing carport / double garage.

22/00014/TRTPO Lanresse Goughs Lane, Warfield, Bracknell, Berkshire RG12 2RA

TPO 76a – Application to prune 2 trees.

22/00015/TRTPO 25 All Saints Rise, Warfield, Bracknell, Berkshire RG42 3DS

TPO 373 – Application to prune 4 trees.

Planning List BFC 06/22

21/01207/FUL 23 Saxon Drive, Warfield, Bracknell, Berkshire RG42 7UX

Proposed conversion of existing integral garage to habitable accommodation.

21/01208/FUL Derryquin 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

Change of use of land to the rear to form part of the residential curtilage.

22/00043/PAD Malt Hill Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6JQ

Prior approval application for agricultural hay and machinery storage barn.

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

20/00274/FUL 33 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

Erection of brick wall, following part demolition of existing and enclosure of amenity land.

Approval by Delegated Decision

21/00659/FUL 25 Plantagenet Park, Warfield, Bracknell, Berkshire RG42 7UU

Proposed conversion of garage to habitable accommodation.

Approval by Delegated Decision

21/01081/LDC Warfield Dale House, Ascot Road, Warfield, Bracknell, Berkshire

Application for a Lawful Development Certificate to establish use of Warfield Dale House as a single dwelling.

Approval by Delegated Decision

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

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

Approval by Delegated Decision

20/00201/TRTPO Ashleigh, Warfield Street, Warfield, Bracknell, Berkshire

TPO 382 – Application to prune 5 trees and fell 2 trees.

Approval by Delegated Decision

21/00679/FUL Ryecot 2 Rye Close, Bracknell, Berkshire RG12 2QY

Conversion of garage into habitable accommodation, erection of first floor side extension plus external changes including rendering and fenestration.

Approval by Delegated Decision

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

Proposed conversion of garage into habitable room to be used as a home office.

Approval by Delegated Decision

21/01116/FUL Meadowview Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

Proposed single storey rear and side extension.

Approval by Delegated Decision

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

Prior approval for erection of single storey rear extension.

Withdrawn

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

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

Unconditional 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 8 March 2022 at 7.45pm, venue Blue Room, Brownlow Hall.