

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 8 March 2022

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

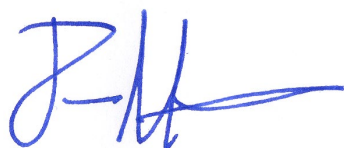
You are summoned to attend an advisory meeting of Planning & Transport Committee on Tuesday 15 February 2022 at 7.45pm. Recommendations from the meeting will be considered in accordance with the delegations approved by the council on 5 May 2021.

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

Meeting ID: 833 3747 9657

Passcode: 590727

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 8 March 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
P22/021.	Apologies for absence To approve apologies for absence.	
P22/022.	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
P22/023.	Minutes of the previous meeting To approve the minutes of the committee meeting of Tuesday 15 February 2022.	4
P22/024.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information.	8
P22/025.	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.	14
P22/026.	Planning & tree applications (BFC planning lists 07/22, 08/22 and 09/22) To consider planning and tree applications.	15
P22/027.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council.	16
P22/028.	Committee members reports To receive relevant updates from committee members.	
P22/029.	Date of the next meeting The next meeting of the committee will take place on Tuesday 29 March 2022 at 7.45pm	18
P22/030.	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 15 February 2022**

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

Other attendees: Parish Clerk

P22/011. Apologies for absence

No apologies for absence were due.

P22/012. Declarations of Interest

No declarations of interest were received.

P22/013. Minutes of the previous meetings

The minutes of the meeting of 25 February 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin, and APPROVED by members present.

P22/014. 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's Report was noted.

P22/015. Public participation

There were no requests for participation by the public.

P22/016. Planning & tree applications (BFC lists 04/22, 05/22 and 06/22)

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.

Considered no objection

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

Demolition of existing stables and replace with ancillary outbuilding.

Observation

We would recommend a condition be added that the ancillary outbuilding may not be used for residential accommodation.

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.

Recommended refusal

The proposal would create a garage space smaller than the BFC garage standards and should be refused

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.

Recommended refusal

The proposals will affect the visual amenity and are not in keeping with the area. The recommendation that a second bat survey as per the planning report have not been met. The garage does not meet the parking standards.

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

Proposed garage door to existing carport / double garage.

Recommended refusal

The proposal would create a garage space smaller than the BFC garage standards and should be refused

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

TPO 76a – Application to prune 2 trees.

Considered no objection

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

TPO 373 – Application to prune 4 trees.

Recommended refusal

The proposed pruning is excessive

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.

Considered no objection

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.

Recommended refusal

This proposal will change the visual amenity. The fencing is inappropriate and will impact the biodiversity in the area

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

Prior approval application for agricultural hay and machinery storage barn.

Considered no objection

P22/017. Planning determinations

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

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](#)

Members noted the report.

P22/018. Representative reports

There were no reports made.

P22/019. Date of next meeting

The date for the next meeting is on Tuesday 8 March 2022 unless no applications for consideration are received.

P22/020. Closure of the meeting

There being no further business the meeting closed at 8:13pm.

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

	None
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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 There were no updates to report at the time of preparing this report.

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 There were no updates to report at the time of preparing this 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.

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 Members are asked to consider the revised application for 21/00592/FUL, land south of Forest Road, Newell Green for the erection of 48 dwellings, associated landscaping and parking etc... The revised documents make minor changes to the original submission, but do not address all the concerns raised by the council in its original responses. Members are asked to review the revised plans and consider if this materially affects the original decision (attached as appendix to this report).

6.0 Correspondence received

- 6.1 Copies of letters of objection (sent to BFC) were received in relation to application 21/01204/FUL (35 All Saints Rise) and application 21/00592/FUL (land south of Forest Road, Newell Green).
- 6.2 Any further correspondence received will be reported at the meeting.

7.0 Recommendation

- 7.1 Members are asked to note this report.

Appendix 1 – WPC response to application 21/00592/FUL

The council recommended refusal

Key points:

1. The proposals are contrary to aspects of the Central Area Masterplan (February 2015) and the Development Framework Document (November 2016 as part 06/01195/FUL) in respect of:
 - a. *Excessive vehicular access to the area from Forest Road*
 - b. *Frontages onto Forest Road do not respect the existing character of the area*
 - c. *The rest of the site does not reflect the character area requirements*
 - d. *Landscape and open space requirements*
 - e. *Limited front gardens are detrimental to the street scene*
2. Removal of existing trees and hedgerow and the siting of properties next to those to be retained.
3. Concerns about the shared pedestrian cycle access to Forest Road
4. Concerns regarding the design of car ports
5. Concerns regarding back land development on existing properties
6. Community integration

1. Proposals contrary to the Central Area Masterplan February 2015) and the Development Framework Document (November 2016 as part 06/01195/FUL)

- a. *Excessive vehicular access to the area from Forest Road*

The development framework document (page 19) identifies that there should be limited vehicular access off the existing road network. The proposals show two vehicle access points onto Forest Road, which they consider excessive. 22 of the 48 dwellings in the application have access from Forest Road. Members feel that two accessways are excessive and contrary to the one shown on the masterplan. Particular concern is expressed for the access to the flat block because of its closeness to the proposed main access to the site and the Bott Bridge junction, which already incorporates access to the Spice Lounge, which benefits from being signal controlled. Members feel this secondary access is detrimental to road safety.

- b. *Frontages onto Forest Road do not respect the existing character of the area*

Members note character assessment for Newell Green mentioned in various planning documents the supplementary planning document adopted in March 2010. A large portion of the site falls within the character area boundary. The recommendations are for development along the main streets should mostly appropriately be in the form on semi-detached or small terrace houses (2 storeys high)' and that 'front boundaries should be formed by hedgerow or low brick walls and that boundary treatments should be in line with existing boundaries as there is a risk of the loss of locally distinctive road frontage.' Members do not believe the proposals for the frontage onto Forest Road meet these conditions which the SPD recommends are retained. The design of the properties and the apartment block are out of keeping with the existing buildings in close proximity to the site.

c. *The site beyond Forest Road*

Members do not believe that the site beyond the Forest Road frontage respects the character assessment for the area or the masterplan requirements for the street scene. There is a lack of different housing types and form. There appears to be no visitor parking associated with the apartment block.

d. *Landscape and open space requirements*

members are disappointed with the landscaping and open space treatments on the site. The masterplan expects the retention of existing vegetation and enhancement of planting within housing layouts and members do not believe this application reflects those requirements.

There is virtually no existing trees or hedgerows retained as part of the street scene, instead there are single trees in front gardens which do not reflect the aim for the informal arrangement as stated in the masterplan.

There appears to be a lack of additional planting across the development area.

Members would expect any planting for landscaping or around open spaces to be of native species. Members do not consider that the SUDs provide rural character on the basis of the plans presented.

Members would expect further work to be carried out to survey the wildlife on the land. Conditions such as wildlife corridors and access for hedgehogs should be made.

While not a requirement of the masterplan, members are disappointed in the lack of open space or play areas for children on the site. While such amenity is provided nearby on the Memorial Ground, from this site this is accessed by crossing a busy A road, with no pedestrian crossing.

e. *Limited front gardens*

Members do not consider the proposals reflect the street scene treatments outlined in the masterplan or in the key objectives for character and place set out in development framework document. Members are concerned that the proposals do not deliver an informal street appearance and the limited front gardens are dominated by parking spaces. The masterplan says there should be a variety of informal front garden planting and other aspects that support a rural character. There is a lack of variety in plot sizes and set backs to provide interest in the street scene as outlined in the development framework document.

2. Removal of existing trees and hedgerows and siting of properties where they are retained

Members are concerned about the scale of removal of native species of trees and hedgerows and that these cannot be retained through alternative design. Members are concerned that the design of plot 14 adjacent to a retained hedgerow and ash tree may create future problems due to the close proximity of the new property and driveway to the tree and its root profile.

3. Pedestrian and Cycle Access to Forest Road

Members welcome the provision of pedestrian and cycle access onto Forest Road but have concerns that the provision may not be sufficient for shared access by both pedestrians and cycles. Members would highlight concerns about the safety of users onto Forest Road and would expect the appropriate safety measures to be included in planning conditions.

There is a concern that the access could be used by horse riders and that appropriate steps are taken to prohibit this.

4. Car ports

The proposed design of the car ports shows them fully enclosed on three sides. Members are concerned that while designated as car ports, they could be easily converted to fully enclosed garages by the addition of doors, as has been seen on elsewhere on the in the central area (e.g. 20/00263/FUL). Members have been unable to confirm the dimensions of the proposed car ports but would expect them to meet the BFC Parking Standard for a car port and not a garage. Members share the view of the highway officer on other applications that such a structure could ultimately be used for storage rather than vehicle parking, thereby reducing the on-plot parking for the dwelling below that required by the Parking Standards SPD, March 2016. In turn, this is likely to encourage parking on other areas of the development site and could be detrimental to highway safety.

5. Back land development

Members are concerned that plots 5-11, 14, 19, 32-34 border existing residential homes and do not maintain the quality of environment for existing residents and do not respect the principles set out in 3.6 of the BFC Design Supplementary Planning Document of March 2017.

6. Community Integration

The affordable housing is congregated into one corner of the site, which goes against community integration.

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 07/22

21/01204/FUL 35 All Saints Rise, Warfield, Bracknell, Berkshire RG42 3DS

Proposed conversion of existing outbuilding and creation of first floor to create a 2-bedroom dwelling with associated amenity area and parking.

22/00023/FUL 15 Cheshire Park, Warfield, Bracknell, Berkshire RG42 3XA

Erection of single storey rear extension.

22/00011/TRTPO 3 Kilnside Goughs Lane, Warfield, Bracknell, Berkshire RG12 2HW

TPO 477a – Application to fell 1 tree.

22/00025/TR5 Cabbage Hill Land adjacent to The Grange, Binfield Road, Binfield, Bracknell, Berkshire

TPO 99 – Notification to fell 1 tree and prune 1 tree.

Planning List BFC 08/22

22/00018/FUL Moss End Farm House, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Increase height of boundary wall to between 2m and 2.7m (part retrospective).

Planning List BFC 09/22

22/00063/FUL 32 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

Erection of single storey rear with glazed lantern in the flat roof.

22/00039/TR5 Land behind 1 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

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

21/00846/FUL Land adjacent to The Elms, Warfield Park, Bracknell, Berkshire

Change of use of land for the siting of 2 x mobile homes (according to the definition of a caravan), access, parking and landscaping.

Approval & Legal Document Signed by Delegated Decision

21/01106/FUL Church Hill Barn, Church Lane, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

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

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

Approval by Delegated Decision

22/00025/TR5 Cabbage Hill Land adjacent to The Grange, Binfield Road, Binfield, Bracknell, Berkshire

TPO 99 – Notification to fell 1 tree and prune 1 tree.

Approval by Delegated Decision

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

TPO 391 – Application to fell 3 trees.

Part Approval, Part Refusal by Delegated Decision

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

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

Approval by Delegated Decision

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

Erection of two storey side extension and alterations.

Approval by Delegated Decision

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

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

Approval by Delegated Decision

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

TPO 393 – Application to fell 1 tree.

Approval by Delegated Decision

21/00808/FUL Derryquin 8a Priory Lane, Warfield, Bracknell, Berkshire

Erection of 2 detached dwellings following demolition of existing dwelling and associated parking.

Approved and Legal Agreement signed by Committee Decision

22/00043/PAD Malt Hill Farm, Malt Hill, Warfield, Bracknell, Berkshire

Prior approval application for agricultural hay and machinery storage barn.

Not Required

22/00014/TRTPO Lanresse Goughs Lane, Warfield, Bracknell, Berkshire

TPO 76a – Application to prune 2 trees.

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 29 March 2022 at 7.45pm.