

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 29 March 2022

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

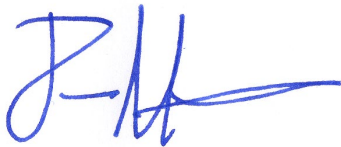
You are summoned to attend an advisory meeting of Planning & Transport Committee on Tuesday 29 March 2022 at 7.45pm. Recommendations from the meeting will be considered in accordance with the delegations approved by the council on 5 May 2021.

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

Meeting ID: 867 3178 5507

Passcode: 986585

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 29 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
P22/031.	Apologies for absence To approve apologies for absence.	
P22/032.	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
P22/033.	Minutes of the previous meeting To approve the minutes of the committee meeting of Tuesday 8 March 2022.	4
P22/034.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information.	8
P22/035.	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
P22/036.	Planning & tree applications (BFC planning lists 07/22, 08/22 and 09/22) To consider planning and tree applications.	11
P22/037.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council.	12
P22/038.	Committee members reports To receive relevant updates from committee members.	
P22/039.	Date of the next meeting The next meeting of the committee will take place on Tuesday 19 April 2022 at 7.45pm	14
P22/040.	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 8 March 2022**

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

Other attendees: Parish Clerk

P22/021. Apologies for absence

Apologies for absence were received from Cllrs Ms Dulieu and Fitzwilliams

P22/022. Declarations of Interest

No declarations of interest were received.

P22/023. Minutes of the previous meetings

The minutes of the meeting of 15 February 2022 were proposed by Cllr Mrs Wallen, seconded by Cllr Ms Thorin, and APPROVED by members present.

P22/024. 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 reviewed the modifications to application 21/00592/FUL Land South Of Forest Road Newell Green, they noted the changes, but felt their original comments remained valid.

The Clerk had written to Bracknell Forest Council asking for an update on delivery of the Warfield SPD area.

The Clerk's Report was noted.

P22/025. Public participation

There were no requests for participation by the public.

P22/026. Planning & tree applications (BFC lists 07/22, 08/22 and 09/22)

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.

Recommended refusal

The proposals represent overdevelopment on the site. This proposal would create further parking issues. The council is concerned about damage to protected oak (TPO 373) and other protected species.

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

Erection of single storey rear extension.

Considered no objection

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

TPO 477a – Application to fell 1 tree.

Observations made

Leave to Tree Officer. A replacement tree of a native species should be planted

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.

No comments – five-day application

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).

Part refusal / part considered no objection

The council has considered this application carefully and in detail.

The council recommends refusal of the proposal on its western boundary adjoining the A3095 Maidenhead Road. The proposed height of 2m+ will affect the street scene and is out of keeping in the area.

The council has no objection to the proposal to increase the boundary wall where it adjoins the neighbouring property, Forge House.

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.

No comments – five-day application

P22/027. Planning determinations

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

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

Members noted the report.

P22/028. Representative reports

Cllr Mrs Wallen mentioned a temporary barrier installed on Hawthorn Lane. The Clerk would investigate.

P22/029. Date of next meeting

The date for the next meeting is on Tuesday 29 March 2022 unless no applications for consideration are received.

P22/030. Closure of the meeting

There being no further business the meeting closed at 8:35pm.

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 Bracknell Forest Local Plan

5.1 The draft timetable for hearings on the Bracknell Forest Local Plan has been published along with a call to participate.

5.2 Following discussions with the council’s consultants, the Clerk has submitted a request to participate in the following matters:

Matter 3: Vision, Objectives and Spatial Policy

Matter 4: Housing Numbers

Matter 7: Green Belt

Matter 8: Jealotts Hill Garden Village

Matter 10: Residential / Mixed Use Allocations (policies LP4-11) specifically for plan WAR9

5.3 At this is just a request. Our consultants will review the matters arising from the examiners and begin to pull together any further evidence or submission details that may be required. These will be brought to a future meeting for consideration. A decision on attending the hearing can then be confirmed.

6.0 Other items for information

6.1 The Clerk is arranging for members to meet with parties interested in redeveloping the old Montessori School site on Bracknell Road.

7.0 Correspondence received

7.1 Any correspondence received will be reported at the meeting.

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

21/00244/REM Land north of Newhurst Gardens, Warfield, Bracknell, Berkshire

Submission of details of appearance, landscaping, layout and scale pursuant to outline permission APP/R0335/W/17/3182713 - erection of up to 50 residential dwellings (including up to 25% affordable housing), parking, open space, and landscaping with access from Newhurst Gardens.

Please note that amended plans have been submitted, hence the re-consultation.

Planning List BFC 10/22

22/00135/FUL 14 Crayford Mead, Warfield, Bracknell, Berkshire RG42 6EF

Proposed garage conversion.

Planning List BFC 11/22

22/00057/FUL Woodlawns, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 7QA

Erection of single storey rear extension, garage conversion and front porch.

22/00075/FUL 11 Augustine Walk, Warfield, Bracknell, Berkshire RG42 3DX

Proposed erection of single storey rear extension.

22/00060/TRTPO The Chestnuts Julius Hill, Warfield, Bracknell, Berkshire

TPO 393 – Application to fell 1 tree.

Planning List BFC 12/22

22/00215/PAD Land at Malt Hill, Malt Hill, Warfield, Bracknell, Berkshire

Application for prior approval to determine if prior approval is required for a proposed Formation, Alteration or Maintenance of Private Ways for agricultural or forestry use.

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

21/00427/FUL North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 25 (drainage) of planning permission 17/00656/OUT (residential development of 19 x dwellings).

Approval & Legal Agreement Signed by Committee Decision

21/000088/COND Land at West End Lane, West End Lane, Warfield, Bracknell, Berkshire

Details pursuant to conditions 2 (external materials) phases 8 and 9), 3 (external lighting phase 8), 4 (cycle parking phase 9), 6 hard and soft landscaping phase 8), and 8 (bat survey and roosts phases 8 and 9) of planning permission 20/00265/REM (13/01007/OUT).

Approval

21/00186/TRTPO 48 Darby Vale, Warfield, Bracknell, Berkshire RG42 2PQ

TPO 439 – Application to prune 1 tree.

Withdrawn

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

Erection of 4 single detached garages.

Approval by Delegated Decision

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

TPO 393 – Application to prune 2 trees.

Approval by Delegated Decision

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

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

Refusal by Delegated Decision

21/00926/LB The New Leathern Bottle, Maidenhead Road, Warfield, Bracknell, Berkshire
Application for Listed Building Consent for internal and external alterations.

Approval by Delegated Decision

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

TPO 569 – Application to prune 1 tree.

Refusal by Delegated Decision

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

TPO 218 and 393 – Application to prune 2 trees.

Withdrawn

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

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

Approval by Delegated Decision

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

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

Withdrawn

21/00102/TRTPO Land to the south of 5 Horatio Avenue, Warfield, Bracknell, Berkshire Rg42 3TX

TPO 393 – Application to prune 3 trees.

Approval by Delegated Decision

21/00705/FUL Land at Osborne Lane, Osborne Lane, Warfield, Bracknell, Berkshire

Erection of a machinery store : installation of entrance gates, and change of use of land for the stationing of a caravan for use as a rest room ancillary to private equestrian use of the site.

Unconditional Approval by Delegated Decision

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

Erection of single storey extension forming porch.

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 19 April 2022 at 7.45pm.