

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 14 April 2022

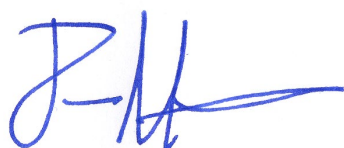
To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend a meeting of Planning & Transport Committee on Tuesday 14 April 2022 at 7.45pm.

The meeting will take place in the Blue Room of the Brownlow Hall.

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 19 April 2022

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
P22/041.	Apologies for absence To approve apologies for absence.	
P22/042.	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
P22/043.	Minutes of the previous meeting To approve the minutes of the committee meeting of Tuesday 29 March 2022.	4
P22/044.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information.	8
P22/045.	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
P22/046.	Planning & tree applications (BFC planning lists 10/22, 11/22 and 12/22) To consider planning and tree applications.	11
P22/047.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council.	12
P22/048.	Committee members reports To receive relevant updates from committee members.	
P22/049.	Date of the next meeting The next meeting of the committee will take place on Tuesday 10 May 2022 at 7.45pm	14
P22/050.	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 29 March 2022**

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

Other attendees: Parish Clerk

P22/031. Apologies for absence

Apologies for absence were received from Cllrs Ms Thorin

P22/032. Declarations of Interest

No declarations of interest were received.

P22/033. Minutes of the previous meetings

The minutes of the meeting of 8 March 2022 were proposed by Cllr M Jones, seconded by Cllr Mrs Wallen, and APPROVED by members present.

P22/034. 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 received reports on the Bracknell Forest Local Plan and that the council had applied to be a participant in the first round of hearing.

The Clerk advised members that the pre-submission consultation on the Winkfield Neighbourhood Plan had begun and that drop-in sessions were being held.

The Clerk's Report was noted.

P22/035. Public participation

There were no requests for participation by the public.

P22/036. Planning & tree applications (BFC lists 07/22, 08/22 and 09/22)

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.

Observations made

The parish council is concerned that the canopies of existing trees (particularly tree 1016 on plan) will interfere with dwelling on plot 2.

Visitor parking spaces are not consistent across the various submitted planning documents.

The council does not understand the concept of the amenity land that abuts plots 34, 35, 42 and 43 and other plots but is enclosed by clipped native hedging. Is this land that is intended to be amenity space, or will it be incorporated into gardens?

Planning List BFC 10/22

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

Proposed garage conversion.

Recommended refusal

The proposed revised parking is not consistent with parking standards. The council is concerned that the proposed parking would cause an obstruction on the pedestrian pathway.

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.

Considered no objection

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

Proposed erection of single storey rear extension.

Considered no objection

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

TPO 393 – Application to fell 1 tree.

Observation made

The council consider these trees to add to the visual amenity of the area and would expect plans to be in place to replenish trees in the area

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.

Considered no objection

P22/037. Planning determinations

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

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

P22/038. Representative reports

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

P22/039. Date of next meeting

The date for the next meeting is on Tuesday 19 April 2022 unless no applications for consideration are received.

P22/040. 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

	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 An appeal has been lodged in relation to enforcement case EN/12/00359/UOPD for Glenwood, Bracknell Road, Warfield. The hearing will take place on 26 April 2022.

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 The Clerk has spoken with agents involved in the Old Montessori School site on Bracknell Road. A verbal report will be made at the meeting.
- 5.2 The Clerk will provide a verbal update on the Winkfield Neighbourhood Plan at the meeting.

6.0 Correspondence received

- 6.1 Any 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 13/22

22/000064/FUL The Forge House, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6EH

Construction of new vehicle crossover, erection of single storey rear extension to main house and single storey front extension to existing garage.

22/00063/TRTPO Tesco Store Ltd, 17 County Lane, Warfield, Bracknell, Berkshire RG42 3JP

TPO 309 – Application to fell 1 tree.

Planning List BFC 14/22

22/00132/FUL Land at east of Crozier Lane, Warfield, Bracknell, Berkshire

Area of hardstanding to be used as a temporary parking area for 9 months.

22/00150/OUT Land at Priory Fields, Newell Green, Warfield, Bracknell, Berkshire

Outline application (with details of means of access, landscaping, layout, and scale proposed; details of appearance reserved) for development of residential dwellings, a neighbourhood centre, new vehicular, cycling and pedestrian routes, two new roundabouts on Newell Green, associated infrastructure, engineering works and landscaping.

Planning List BFC 15/22

22/00184/FUL Rivendell 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

Section 73 permission for the variation of condition 24 (tree protection measures) of planning permission 21/00808/FUL for the erection of 2 detached dwellings following demolition of existing dwelling and associated parking.

22/00067/TRTPO Land at south of 16 Cambridgeshire Close, Warfield, Bracknell, Berkshire RG42 3XW

TPO 1222 – Application to prune 1 tree.

22/00070/TRCA Church of St Michael and All Angels, Church Lane, Warfield, Bracknell, Berkshire RG42 6EE

Conservation Area – Fell 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

20/00713/FUL Cruchfield Manor Farm, Ascot Road, Warfield, Bracknell, Berkshire

Re roofing works, replacement windows, repair and painting of external render.

Withdrawn

20/00715/LB Cruchfield Manor Farm, Ascot Road, Warfield, Bracknell, Berkshire

Application for listed building consent for reroofing works, replacement windows, repair and painting of external render.

Withdrawn

21/00653/FUL 54a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

Erection of a detached single garage and car port.

Approval by Delegated Decision

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.

Approval by Delegated Decision

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

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

Approval by Delegated Decision

20/00073/TRTPO Land next to 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

TPO 89 – Application to prune 3 trees.

Approval by Delegated Decision

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

TPO 1236 – Application to prune 1 tree.

Approval by Delegated Decision

20/00085/TRTPO Land rear of Shorland Oaks known as Priory Lane Copse, Warfield, Bracknell, Berkshire

TPO 226 – Application to fell 1 tree.

Refusal by Delegated Decision

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.

Not Required

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 10 May 2022 at 7.45pm.