

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Tuesday 31 May 2022

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### To Councillors

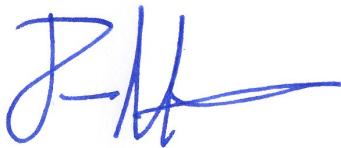
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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

**You are summoned to attend a meeting of Planning & Transport Committee on Tuesday 31 May 2022 at 7.45pm.**

The meeting will take place in the Blue Room, 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 31 May 2022 in the Blue Room, Brownlow Hall

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>
P22/061.	<b>Apologies for absence</b> To approve apologies for absence.	
P22/062.	<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
P22/063.	<b>Minutes of the previous meeting</b> To approve the minutes of the committee meeting of Monday 9 May 2022	4
P22/064.	<b>Clerks Report and items for information</b> To receive the report of the Clerk including recurring items and other items for information.	7
P22/065.	<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
P22/066.	<b>Planning &amp; tree applications (BFC planning lists 19/22, 20/22 and 21/22)</b> To consider planning and tree applications.	10
P22/067.	<b>Planning determinations of Bracknell Forest Council</b> To note the planning determinations made by Bracknell Forest Council.	12
P22/068.	<b>Committee members reports</b> To receive relevant updates from committee members.	
P22/069.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 21 June 2022 at 7.45pm	13
P22/070.	<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 on **Monday 9 May 2022** in **The Library, Brownlow Hall**

**Members present:** Cllrs Ms Dulieu, Ms Thorin and Mrs Wallen

**Other attendees:** Parish Clerk

*Cllr Ms Dulieu chaired the meeting*

**P22/051. Apologies for absence**

Apologies for absence were received from Cllrs M Jones and Fitzwilliams

**P22/052. Declarations of Interest**

No declarations of interest were recorded.

**P22/053. Minutes of the previous meetings**

The minutes of the meeting of 19 April 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen, and APPROVED by members present.

**P22/054. Clerk's Report and items for information**

The Clerk circulated a report to members ahead of the meeting. With the report, the Clerk circulated the hearing statements submitted by the parish council for the examination of the Bracknell Forest Local Plan.

The Clerk's Report was noted.

**P22/055. Public participation**

There were no requests for participation by the public.

**P22/056. Planning & tree applications (BFC lists 16/22, 17/22 and 18/22)**

**Carried over from the last meeting**

**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.*

**Recommended refusal**

The proposals do not demonstrate biodiversity net gain.

The BFC pre-application comments recommended a HRA be produced.

Large tree loss is proposed across the site - it is not clear how mitigation will address this.

The proposed roundabouts take out significant trees.

Sensitive lighting should be incorporated into the scheme.

The number of dwellings proposed appear to exceed the levels in the agreed masterplan.

There is no indication on the number of affordable units proposed.

Members expressed concerns about the density of units.

Rear gardens back onto woodland and open spaces contrary to the SPD plan.

EV charging points should be incorporated into plans.

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

*TPO 1222 – Application to prune 1 tree*

Considered no objection

### Planning List BFC 16/22

**22/00072/TRTPO** Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

*TPO 61 – Application to prune 10 trees and fell 11 trees.*

Observation made

Leave to Tree Officer

If trees are felled replacement trees should be planted to create a tiny forest or copse.

**22/00073/TR5** Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

*TPO 61 – Application to prune 3 and fell 4 trees.*

No response submitted due to timescale

### Planning List BFC 17/22

**22/00165/FUL** 6 Shropshire Gardens, Warfield, Bracknell, Berkshire RG42 3XP

*Proposed single storey rear extension following demolition of conservatory, partial garage conversion and front door relocation with canopy porch.*

Considered no objection

**22/00245/FUL** The Stables, Kingscroft Lane, Warfield, Bracknell, Berkshire

*Proposed erection of replacement equestrian building.*

Considered no objection

### Planning List BFC 18/22

**22/00252/FUL** Vagabond Cottage, Osborne Lane, Warfield, Bracknell, Berkshire RG42 2JU

*Erection of single storey rear extension.*

Considered no objection

**P22/057. Planning determinations**

The following planning applications had been determined by Bracknell Forest Council.

**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 and hay barn with a riding arena.*

Withdrawn

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

*Conservation Area – Fell 2 trees.*

Approval by Delegated Decision

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

*Proposed erection of single storey rear extension.*

Approval by Delegated Decision

**P22/058. Representative reports**

No reports were submitted.

**P22/059. Date of next meeting**

The date for the next meeting is on Tuesday 31 May 2022 at 7.45pm.

**P22/060. Closure of the meeting**

There being no further business the meeting closed at 9:10pm.

**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 for application 20/00802/OUT Hone Farm, Forest Road an outline application for up to 197 dwellings and convenience store with new roundabout and associated access from Forest Road.

3.2.2 This appeal will be dealt with by means of a local inquiry.

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 are no CIL updates to report.

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 With changes being implemented to the planning system to permit some applications to be considered within 18 days, the Clerk will bring forward proposals to ensure the council can continue to undertake its statutory consultee role.

5.2 The Clerk will take soundings from the meeting and bring forward recommendations.

## **6.0 Bracknell Forest Local Plan**

6.1 The Clerk will provide a verbal update at the meeting.

## **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](http://www.warfieldparishcouncil.gov.uk)

**PLANNING APPLICATIONS FOR CONSIDERATION****Planning List BFC 19/22**

**22/00255/A** Warfield Memorial Ground, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AE

*1x non – illuminated sign.*

**22/00256/FUL** Church Hill Barn, Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

*Proposed outdoor swimming pool.*

**22/00280/FUL** 21 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Erection of partition to existing carport to create storage area.*

**22/00284/FUL** 34 Norfolk Chase, Warfield, Bracknell, Berkshire RG42 3XN

*Proposed erection of single storey side extension and loft conversion with four rooflights.*

**22/00304/FUL** 5 Viola Croft, Warfield, Bracknell, Berkshire RG42 3UW

*Proposed garage conversion and erection of front porch extension.*

**22/00314/REM** Land west of Maize Lane and east of Old Priory Lane, Warfield, Bracknell, Berkshire

*Submission of reserved matters relating to scale, layout appearance and landscaping in respect of 46 dwellings pursuant to outline planning permission 20/00214/OUT (up to 305 dwellings (C3 use), a Primary School (up to two forms of entry (D1 use), Public open space, landscaping, surface water drainage and associated engineering works, all Matters Reserved except means of access with Maize Lane and Harvest Ride.)*

**22/00003/S106** Warfield Park, Warfield Park, Warfield, Bracknell, Berkshire

*Discharge of obligations 2 (a) and (b) of section 106 agreement dated 19<sup>th</sup> December 1992 relating to Land at Warfield Park, Warfield. (For clarification, the removal of obligations restricting site to 393 homes.)*

**22/00082/TRTPO** 1 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to prune 1 tree.*

**22/00302/FUL** Longcroft, Long Hill Road, Ascot, Berkshire SL5 8RD

*Erection of 6 dwellings (1x 3 bedroom and 5x 4 bedroom units) following demolition of existing dwelling and buildings.*

*Committee note: this site is outside of the parish boundary, so any response is made as an interested party, rather than as a statutory consultee.*

## Planning List BFC 20/22

**22/00001/S106** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

*Discharge of section 106 agreement dated 21<sup>st</sup> October 1991 relating to Brockhill Farm, Bracknell Road, Warfield, as amended by the S106 agreement dated 3<sup>rd</sup> July 2000 (For clarification, the removal of obligations A – L restricting site to equestrian use and formation of private horseways.)*

**22/00002/S106** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

*Discharge of section 106 agreement dated 3<sup>rd</sup> July 2000 relating to Brockhill Farm, Bracknell Road, Warfield. (For clarification, the removal of obligations 5 – 5.5.2 restricting site to equestrian use and formation of private horseways.)*

**22/00301/FUL** Jealotts Hill Research Station, Jealotts Hill, Warfield, Bracknell, Berkshire RG42 6EY

*Erection of a new bioscience building for research and development with associated access, parking, landscaping and associated infrastructure following demolition of existing buildings.*

**22/00311/FUL** 17 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Addition of garage door to existing brick built car port.*

**22/00316/FUL 27** Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Retention of garage door to existing car port.*

**22/00319/FUL** Freshfield, Warfield Street, Warfield, Bracknell, Berkshire RG42 6BG

*Erection of outbuilding to front of property.*

**22/00329/FUL** 16 Poppy Corner, Warfield, Bracknell, Berkshire RG42 5AG

*Single storey side and rear extension.*

**22/00333/FUL** 19 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Conversion of part car port into office/playroom.*

**22/00338/FUL** Nuptown Farm, Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

*Erection of first floor extension.*

## Planning List BFC 21/22

**22/00091/TRTPO** Warfield Park, Warfield Park, Warfield, Bracknell, Berkshire RG42 3RG

*TPO 1041 – Application to fell 3 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**

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

*TPO 393 – Application to fell 1 tree.*

Withdrawn

**21/00467/FUL** 31 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

*Proposed single storey rear extension.*

Approval by Delegated Decision

**22/00063/TRTPO** Tesco Stores Ltd, County Lane, Warfield, Bracknell, Berkshire

*TPO 309 – Application to fell 1 tree.*

Approval by Delegated Decision

**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.*

Approval by Delegated Decision

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

*Proposed conversion of existing integral garage to habitable accommodation.*

Approval by Delegated Decision

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

*TPO 373 – Application to prune 4 trees.*

Approval by Delegated Decision

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

*Proposed garage conversion.*

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 21 June 2022 at 7.45pm.