

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 21 June 2022

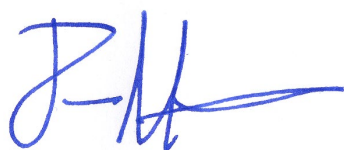
To Councillors

Dulieu, Fitzwilliams, Thorin and Wallen

You are summoned to attend a meeting of Planning & Transport Committee on Tuesday 21 June 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 21 June 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.

No.	Item	Page
P22/071.	Apologies for absence To approve apologies for absence.	
P22/072.	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
P22/073.	Minutes of the previous meeting To approve the minutes of the committee meeting of Thursday 9 June 2022	4
P22/074.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information.	10
P22/075.	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.	12
P22/076.	Planning & tree applications (BFC planning lists 22/22, 23/22 and 24/22) To consider planning and tree applications.	13
P22/077.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council.	14
P22/078.	Committee members reports To receive relevant updates from committee members.	
P22/079.	Date of the next meeting The next meeting of the committee will take place on Tuesday 12 July 2022 at 7.45pm	15
P22/080.	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 on **Thursday 9 June 2022** in **The Green Room, Brownlow Hall**

Members present: Cllrs Ms Dulieu, Fitzwilliams and Ms Thorin

Other attendees: Parish Clerk, One member of the public

Cllr Ms Dulieu chaired the meeting

P22/061. Apologies for absence

Apologies for absence were received from Cllr Mrs Wallen

P22/062. Declarations of Interest

No declarations of interest were recorded.

P22/063. Minutes of the previous meetings

The minutes of the meeting of 9 May 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin, and APPROVED by members present.

P22/064. Clerk's Report and items for information

The Clerk circulated a report to members ahead of the meeting. The Clerk updated members on the Land North of Herschel Grange appeal, which was taking place again, following the quashing of the original appeal by the High Court.

Members asked the Clerk to seek support on the appeal relating to Home Farm (20/00802/OUT).

The Clerk's Report was noted.

P22/065. Public participation

Rebecca Murphy asked if there was an update on the rights of way matter relating to the track from Hayley Green to Warfield Park. The Clerk said there was no update, but the landowners had presented evidence to Bracknell Forest Council of their longstanding objection to the tracking being a right of way.

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

Planning List BFC 19/22

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

1x non – illuminated sign.

Considered no objection

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

Proposed outdoor swimming pool.

Considered no objection

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

Erection of partition to existing carport to create storage area.

Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

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

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

Considered no objection

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

Proposed garage conversion and erection of front porch extension.

Considered no objection

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.)

Recommended refusal

An approved masterplan for the development area, which incorporates this site is required. The council has no evidence that the proposed changes to this section of the site are part of any agreed masterplan.

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

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

Observation

The parish council has no objection to the removal of the obligation to restrict the site to 393 homes but feels a new restriction on the number of homes should be placed on the site to ensure local services and infrastructure are protected from over development.

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

TPO 424 – Application to prune 1 tree.

Considered no objection

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.

Observation

The council has concerns about access and increased traffic going onto Long Hill Road. as no access to amenities will be permitted through Warfield Park, the sustainability of the development would be questioned.

Planning List BFC 20/22

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

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

Recommended refusal

The removal of the obligations A-L restricting the site to equestrian use and the formation of private horseways should not take place until an alternative use is specified.

The council is concerned for the protection of the Green Belt that the removal of the condition may cause.

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

Discharge of section 106 agreement dated 3rd 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.)

Recommended refusal

The removal of the obligations A-L restricting the site to equestrian use and the formation of private horseways should not take place until an alternative use is specified.

The council is concerned for the protection of the Green Belt that the removal of the condition may cause.

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.

Observation

The council would expect to see a revised travel plan for the site, including a sustainable transport method produced for the development.

The council would expect dark skies to be protected with low level lighting a condition of approval.

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

Addition of garage door to existing brick built car port.

Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

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

Retention of garage door to existing car port.

Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

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

Erection of outbuilding to front of property.

Recommended refusal

Policy WNP 4 Promoting Good Design in Warfield Street says that infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties. The council consider the impact of this proposal will be detrimental to the street scene.

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

Single storey side and rear extension.

Considered no objection

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

Conversion of part car port into office/playroom.

Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

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

Erection of first floor extension.

Considered no objection

Planning List BFC 21/22

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

TPO 1041 – Application to fell 3 trees.

Observation

Replacement native species should be planted.

P22/067. Planning determinations

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

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

P22/056. Representative reports

No reports were submitted.

P22/069. Date of next meeting

The date for the next meeting is on Tuesday 21 June 2022 at 7.45pm.

P22/070. Closure of the meeting

There being no further business the meeting closed at 8:53pm.

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

	See item 6 of this report.
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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

4.3.1 None to report.

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 Planning applications (outside of meetings)

6.1 As discussed at the last committee meeting, the Clerk asked the committee if provision should be made to allow comments on planning applications where the time period is less than 21 days. This can be 18 days in the case of an application for public service infrastructure development or 14 days where a notice is published in a newspaper.

6.2 Members agreed provision should be made. The Clerk will make arrangements for the council to consider a delegation allowing the committee to consider and respond to applications outside of arranged meetings.

7.0 Bracknell Forest Local Plan

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

8.0 Correspondence received

8.1 Any correspondence received will be reported at the meeting.

9.0 Recommendation

9.1 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 22/22

22/00359/FUL 31 Shakespeare Way, Warfield, Bracknell, Berkshire RG42 3AQ

Erection of single storey rear extension and conversion of attached garage into habitable space.

22/00399/FUL 3 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

Proposed erection of part two storey and part first floor side extensions.

Planning List BFC 23/22

22/00368/FUL 10 Deacon Grove, Warfield, Bracknell, Berkshire RG42 4HT

Proposed addition of garage door to carport.

22/00396/FUL Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AJ

Proposed erection of an open fronted agricultural building (retrospective).

22/00411/FUL 3 Benedict Green, Warfield, Bracknell, Berkshire RG42 3DW

Erection of first floor side and single storey rear extension.

22/00100/TRTPO Land rear of Yew Close, Warfield Park, Bracknell, Berkshire RG42 3RB

TPO 1222 – Application to fell 5 trees.

Planning List BFC 24/22

22/00349/FUL Delrena, The Splash, Warfield, Bracknell, Berkshire RG42 4SS

Proposed raising of roof to provide first floor extension, two storey extensions to rear, side and front single storey side extension.

22/00415/FUL 4 Deacon Grove, Warfield, Bracknell, Berkshire RG42 4HT

Retention of garage door enclosing carport.

22/00109/TRTPO 17 Berrycroft, Warfield, Bracknell, Berkshire RG12 2HR

TPO 373 – Application to prune 1 tree.

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

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

Proposed garage doors to existing carport/double garage.

Approval by Delegated Decision

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

TPO 477a - Application to fell 1 tree.

Refusal 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 12 July 2022 at 7.45pm in the Brownlow Hall.