

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Wednesday 20 July 2022

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To Councillors

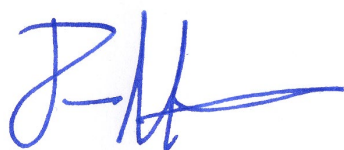
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Dulieu, Fitzwilliams, Strudley, Thorin and Wallen

**You are summoned to attend a meeting of Planning & Transport Committee on Wednesday 20 July 2022 at 7.45pm.**

The meeting will take place in the Green 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 Wednesday 20 July 2022 in the Green 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>
P22/081.	<b>Apologies for absence</b> To approve apologies for absence.	
P22/082.	<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
P22/083.	<b>Minutes of the previous meeting</b> To approve the minutes of the committee meeting of Tuesday 21 June 2022	4
P22/084.	<b>Clerks Report and items for information</b> To receive the report of the Clerk including recurring items and other items for information.	7
P22/085.	<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.	10
P22/086.	<b>Planning &amp; tree applications (BFC planning lists 25/22, 26/22 and 27/22)</b> To consider planning and tree applications.	11
P22/087.	<b>Planning determinations of Bracknell Forest Council</b> To note the planning determinations made by Bracknell Forest Council.	13
P22/088.	<b>Committee members reports</b> To receive relevant updates from committee members.	
P22/089.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 2 August 2022 at 7.45pm	15
P22/090.	<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 **Tuesday 21 June 2022** in **The Blue Room, Brownlow Hall**

**Members present:** Cllrs Ms Dulieu, Fitzwilliams and Ms Thorin

**Other attendees:** Parish Clerk,

*Cllr Ms Dulieu chaired the meeting*

**P22/071. Apologies for absence**

Apologies for absence were received from Cllr Mrs Wallen

**P22/072. Declarations of Interest**

No declarations of interest were recorded.

**P22/073. Minutes of the previous meetings**

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

**P22/074. Clerk's Report and items for information**

The Clerk circulated a report to members ahead of the meeting.

The Clerk advised members that a request for council to permit the committee authority to consider applications between meetings was on the agenda for the meeting of 21 June 2022.

The Clerk's Report was noted.

**P22/075. Public participation**

There were no requests for public participation.

**P22/076. Planning & tree applications (BFC lists 22/22, 23/22 and 24/22)**

**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.*

Considered no objection

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

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

**Recommend refusal**

Insufficient parking for a three-bedroom terrace house.

#### **Planning List BFC 23/22**

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

*Proposed addition of garage door to carport.*

#### **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.

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

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

**Considered no objection**

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

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

**Considered no objection**

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

*TPO 1222 – Application to fell 5 trees.*

#### **Observation**

Replace felled trees with native species.

#### **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.*

**Considered no objection**

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

*Retention of garage door enclosing carport.*

#### **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.

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

*TPO 373 – Application to prune 1 tree.*

Observation

Leave to Tree Officer

### **P22/077. Planning determinations**

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

**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

### **P22/078. Representative reports**

No reports were submitted.

### **P22/079. Date of next meeting**

The date for the next meeting is on Tuesday 12 July 2022 at 7.45pm. As the meeting could be inquorate, the Clerk would look at an alternative date.

### **P22/080. Closure of the meeting**

There being no further business the meeting closed at 8:12pm.

**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**

- 2.1 At the last council meeting it was agreed to amend the committee scheme of delegation to include:
- 6.8 The committee is authorised to make provision for the response of planning applications between ordinary meetings. Any response submitted under this provision is to be reported in a report at the next ordinary meeting of the committee.
- 2.2 The Clerk's recommendation would be for any short notice applications to be circulated to members as soon as is reasonably possible to members for comment. Members will be given a response timescale. Responses received would be compiled into a response by the Clerk, in consultation with the Committee Chair.
- 2.3 This arrangement will not be used for five day notice applications for tree works.

**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 appeals lodged 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 are no CIL updates to report.
- 4.2.2 A CIL forecast is attached. This has been prepared for the council by BFC based upon their expectations for delivery.
- 4.3 Enforcement activity in the parish
- 4.3.1 None to report.

## **5.0 Neighbourhood Plan**

5.1 The Clerk will provide a verbal update on the Neighbourhood Plan to the meeting.

5.2 It is expected that the decision statement will be published at the end of July 2022, with the referendum taking place in late September 2022. If approved the result will go to the Bracknell Forest Council for confirmation and the plan will be formally adopted as a planning document.

## **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 Other information**

8.1 The Clerk will provide a verbal update to members on the conversion of car ports and the planning conditions imposed.

## **9.0 Recommendation**

9.1 Members are asked to note this report.



## CIL Forecast for Warfield Parish Council

Site	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Later	Total
Harrow (Area 1)				£75,000	£141,933	£75,000	£208,866					£500,799
Millgate (Area 1)				£79,997	£42,497	£42,497						£164,990
Kitewood (Area 1)				£37,500	£84,380	£42,190						£164,070
CAC (Area 1)									£37,500	£277,860	£555,720	£684,420
Harcourt (Area 1)											£451,248	£451,248
Rest of SA9								£76,135	£47,872		£1,285,200	£1,409,207
Hayley Green											£838,950	£838,950
Others	£226,446	£132,366	£0	£8,369	£48,971	£0	£0	£9,624				£425,775
												£0
												£0
<b>Total</b>	£226,446	£132,366	£0	£200,865	£317,781	£159,687	£208,866	£85,760	£85,372	£277,860	£3,131,118	<b>£4,826,120</b>

The Assumptions are based on 68sqm per dwelling average and current CIL rate for applications permission. The figures are also based on the current 15% parish proportion, opposed to the previously used 25% which would come into effect when the Warfield Neighbourhood Plan is adopted.

**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 25/22**

**22/00443/FUL** Nuptown Farm Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU  
*Erection of first floor extension to existing garage to facilitate a residential annexe.*

**22/00455/FUL** 32 Shorland Oaks, Warfield, Bracknell, Berkshire RG42 2JZ  
*Erection of 2 storey side extension, following demolition of existing garage, erection of single storey rear extension and conversion of loft to habitable space with rooflights to rear.*

**22/00458/FUL** Land to rear of 3 Crozier Lane, Warfield, Bracknell, Berkshire RG42 4GT  
*Erection of 1x detached dwelling and car port.*

**22/00118/TRTPO** 42 Walsh Avenue, Warfield, Bracknell, Berkshire RG42 3XZ  
*TPO 232 – Application to prune 2 trees.*

**Planning List BFC 26/22**

**22/00512/RTD** Land at Priory Lane, Goddard Way, Goughs Lane, Warfield, Bracknell, Berkshire  
*Proposed 5G telecoms installation : 15m high H3G street pole and additional equipment cabinets.*

**22/00471/FUL** Lambrook Winkfield Row, Bracknell, Berkshire RG42 6LU  
*Installation of synthetic pitch and associated 3.8-metre-high boundary fencing and the provision of drainage pond and associated wildlife area, including levelling works and associated infrastructure.*

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

**Planning List BFC 27/22**

**22/00464/FUL** 11 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS  
*Install an up and over garage door onto the entrance of existing ‘car port’ opening.*

**22/00498/FUL** 12 Devon Chase, Warfield, Bracknell, Berkshire RG42 3JN  
*Proposed erection of single storey rear and first floor side extensions.*

**22/00505/FUL** 5 Deacon Grove, Warfield, Bracknell, Berkshire RG42 4HT  
*Installation of garage door to existing car port.*

**22/00510/FUL** 51 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

*Section 73 application to allow conversion of existing garage to provide additional habitable accommodation without compliance with condition 04 of reserved matters approval 620054. For clarification, this is a resubmission of approved planning application 01/00202/FUL.*

**22/00520/FUL** High Trees, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD

*Proposed erection of 2x new 4 bedroom dwellings, following demolition of existing dwelling.*

**22/00128/TRTPO** Horeseshoe House, Warfield Street, Warfield, Bracknell, Berkshire RG42 6AR

*TPO 382 – Application to fell 5 trees.*

**22/00134/TRTPO** Priory House, Old Priory Lane, Warfield, Bracknell, Berkshire RG42 6AN

*TPO 1168 – Application to prune 6 and fell 2 trees.*

**22/00135/TRTPO** Land north of 32 Yorkshire Place, Warfield, Bracknell, Berkshire RG42 3XE

*TPO 440 – 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**

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

*TPO 1222 – Application to prune 1 tree.*

**Refusal by Delegated Decision**

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

*Erection of single storey rear extension.*

**Approval by Delegated Decision**

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

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

**Approval by Delegated Decision**

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

*Erection of a single storey front extension with a canopy and the conversion of the existing garage into habitable accommodation incorporating a front bay window.*

**Approval by Delegated Decision**

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

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

**Approval by Delegated Decision**

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

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

**Approval by Delegated Decision**

**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.*

**Approval by Delegated Decision**

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

*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.

**Part Approval, Part Refusal by Delegated Decision**

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

*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 - 5.2 restricting site to equestrian use and formation of private horseways.*

**Refusal by Delegated Decision**

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

*Proposed outdoor swimming pool.*

**Approval by Delegated Decision**

**22/00082/TRTPO** 9 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to prune 1 tree.*

**Approval by Delegated Decision**

**22/00100/TRTPO** Land rear of Yew Close, Warfield, Bracknell, Berkshire

*TPO 1222 – Application to fell 5 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 2 August 2022 at 7.45pm in the Brownlow Hall.