

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 2 August 2022

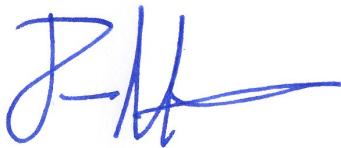
To Councillors

Dulieu, Fitzwilliams, Strudley, Thorin and Wallen

You are summoned to attend a meeting of Planning & Transport Committee on Tuesday 2 August 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 2 August 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.

No.	Item	Page
P22/091.	Apologies for absence To approve apologies for absence.	
P22/092.	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
P22/093.	Minutes of the previous meeting To approve the minutes of the committee meeting of Wednesday 20 July 2022	4
P22/094.	Clerks Report and items for information To receive the report of the Clerk including recurring items and other items for information.	9
P22/095.	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
P22/096.	Planning & tree applications (BFC planning lists 28/22, 29/22 and 30/22) To consider planning and tree applications.	11
P22/097.	Planning determinations of Bracknell Forest Council To note the planning determinations made by Bracknell Forest Council.	12
P22/098.	Committee members reports To receive relevant updates from committee members.	
P22/099.	Date of the next meeting The next meeting of the committee will take place on Tuesday 23 August 2022 at 7.45pm	14
P22/100.	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 **Wednesday 20 July 2022** in **The Green Room, Brownlow Hall**

Members present: Cllrs Ms Dulieu, Fitzwilliams, Strudley and Mrs Wallen

Other attendees: Parish Clerk,

Cllr Ms Dulieu chaired the meeting

P22/081. Apologies for absence

Apologies for absence were received from Cllr Ms Thorin

P22/082. Declarations of Interest

No declarations of interest were recorded.

P22/083. Minutes of the previous meetings

The minutes of the meeting of 21 June 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Fitzwilliams, and APPROVED by members present.

P22/084. 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 had been approved by full council.

Members were advised that an appeal had been lodged against the refusal of application 19/00168/FUL at Goose Corner and that an appeal had been dismissed for application 20/00461/FUL for Whitlocks Farm.

Members were updated on the Warfield Neighbourhood Plan which is now expected to go to referendum in late September 2022. An update was given on the Bracknell Forest Local Plan where the second phase is due to get underway in October 2022. WPC will continue to pursue a housing number to support the neighbourhood plan through the local plan process.

The Clerk advised members that the response used by the committee for the alteration of carports remains valid. BFC had advised that highway safety remains a prime concern in reviewing these applications and that parking standards need to be maintained.

The Clerk's Report was noted.

P22/085. Public participation

There were no requests for public participation.

P22/086. Planning & tree applications (BFC lists 25/22, 26/22 and 27/22)

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.

Observation

A condition should be added to make the annex should be ancillary to main dwelling.

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.

Considered no objection

22/00458/FUL Land to rear of 3 Crozier Lane, Warfield, Bracknell, Berkshire RG42 4GT

Erection of 1x detached dwelling and car port.

Considered no objection

22/00118/TRTPO 42 Walsh Avenue, Warfield, Bracknell, Berkshire RG42 3XZ

TPO 232 – Application to prune 2 trees.

Considered no objection

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.

Recommended refusal

The proposed siting would create visibility issues for pedestrians, cyclists and other road users using Goddard Way and the existing pedestrian cycle crossing. The council consider the proposal would have an impact on safety for users of the crossing which is also close to a childrens play area.

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.

The committee were satisfied with the proposals submitted.

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.

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.

22/00498/FUL 12 Devon Chase, Warfield, Bracknell, Berkshire RG42 3JN

Proposed erection of single storey rear and first floor side extensions.

Considered no objection

22/00505/FUL 5 Deacon Grove, Warfield, Bracknell, Berkshire RG42 4HT

Installation 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.

22/00510/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.

Considered no objection

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.

Considered no objection

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

TPO 382 – Application to fell 5 trees.

Observation

Replacement trees of a native species should be planted.

22/00134/TRTPO Priory House, Old Priory Lane, Warfield, Bracknell, Berkshire RG42 6AN
TPO 1168 – Application to prune 6 and fell 2 trees.

Observation

Leave to Tree Officer

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

TPO 440 – Application to prune 2 trees.

Considered no objection

P22/087. Planning determinations

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

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 19th 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 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.

Part Approval, Part Refusal by Delegated Decision

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

Discharge of section 106 agreement dated 3rd 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

P22/088. Representative reports

Cllr Mrs Wallen mentioned that the issue of Himalayan Balsam near the Cut and that this was being dealt with through BFC.

Cllr Fitzwilliams confirmed that the removal of part of the hedgerow at Avery Lane had been previously agreed.

P22/089. Date of next meeting

The date for the next meeting is on Tuesday 2 July August at 7.45pm.

P22/090. Closure of the meeting

There being no further business the meeting closed at 9.03pm.

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 There were no actions arising from the last meeting.

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.

4.3 Enforcement activity in the parish

- 4.3.1 None to report.

5.0 Neighbourhood Plan

- 5.1 Further to the last meeting of the committee, the neighbourhood plan referendum is now expected in October 2022 following discussions over timings with the Electoral Services team.

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

Planning List BFC 28/22

22/00527/FUL Vagabond Cottage, Osborne Lane, Warfield, Bracknell, Berkshire RG42 6ED

Proposed erection of single storey side extension, plus replacement of garage with carport.

22/00533/FUL 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

Proposed single storey rear extension with pergola and alterations.

Planning List BFC 29/22

22/00360/FUL 16 Galton Way Warfield

Retrospective application for addition of garage door to existing car port.

22/00515/FUL Land at Malt Hill Farm, Malt Hill, Warfield

Proposed erection of agricultural livestock barn

22/00536/LDC MacLaren House Warfield Park Warfield

Continued use of Maclaren House and Clayton House for office use in breach of condition 3 of planning permission 02/0188/FUL dated 18 March 2003 and condition 3 of planning permission 621966 dated 13 February 1997

22/00137/TRTPO MacLaren House Warfield Park Warfield

TPO 1025 application to prune 1 and fell 12 trees

Planning List BFC 30/22

22/00516/FUL 11 The Rise, Warfield Park. Warfield

Partial removal of steps and installation of step lift to rear of property.

22/00565/FUL Wrenswood, Forest Road, Hayley Green, Warfield

Proposed roof alterations to create a first floor to the existing bungalow

22/00577/FUL Jealotts Hill Research Station, Jealotts Hill, Warfield

The removal of four smoking areas and installation of three new smoking shelters with associated groundworks and landscape remediation.

22/00578/REM Land to the East of Maize Lane and East of Old Priory Lane (land parcel 3)

Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 175 dwellings pursuant to outline planning permission 20/00214/OUT.

22/00627/FUL 34 Norfolk Chase, Warfield

Change of use of existing amenity land with proposed single storey side extension and loft conversion with 6 Velux rooflights over.

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

21/00784/FUL Feathers and Fur Falconry Centre, 1 Moss End Garden Centre, Maidenhead Road, Warfield

Use of site for falconry centre, via timber aviaries, plus ancillary shop, outdoor learning centre, classroom, work-shed (personal permission).

Approved and legal agreement signed

22/00072/TRTPO Warfield House, Bracknell Road

TPO 61 – Application to prune 10 and fell 11 trees

Approved by delegated decision

22/00073/TR5 Warfield House, Bracknell Road

TPO 61 – Application to prune 3 and fell 4 trees

Approved by delegated decision

22/00338/FUL Nuptown Farm, Hawthorn Lane, Warfield

Erection of first floor extension

Approved by delegated decision

22/00415/FUL 4 Deacon Grove, Warfield

Retention of garage door enclosing carport.

Approved by delegated decision

22/00064/FUL The Forge House, Maidenhead Road, Warfield

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

Approved by delegated decision

22/00255/A Warfield Memorial Ground, Forest Road, Warfield

Display of 1no. non-illuminated sign.

Approved by delegated decision

22/00091/TRTPO Warfield Park, Warfield

TPO1041 – application to fell 3 trees

Part approval, part refusal

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 23 August 2022 at 7.45pm in the Brownlow Hall.