

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Thursday 9 June 2022

To Councillors

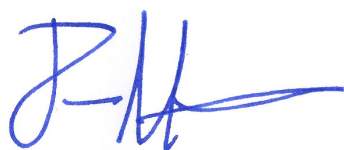
Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend a meeting of Planning & Transport Committee on Thursday 9 June 2022 at 7.45pm.

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

This meeting will cover the agenda items from the inquorate meeting of 31 May 2022.

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

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

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 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

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 19th 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 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.)

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.)

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.