

NOTICE OF MEETING

Planning & Transport Committee

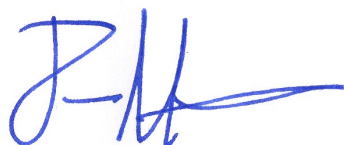
7.45pm on Wednesday 19 February 2020 at Warfield Parish Office

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend the Planning & Transport Committee on Wednesday 19 February 2020 at 7.45pm. This is the rescheduled meeting of Thursday 13 February.

Any apologies for absence should be communicated to the Clerk ahead of the meeting.



Jason Mawer

Clerk to the Council

The 7 principles of public life

Selflessness, Integrity, Objectivity, Accountability, Openness, Honesty and Leadership

AGENDA

Meeting of Planning & Transport Committee

7.45pm on Wednesday 19 February 2020 at Warfield Parish Office

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 |
|------|--|------|
| 001. | Apologies for absence | |
| 002. | 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. | |
| 003. | Minutes of the previous meeting To approve the minutes of the council meeting of Thursday 23 January 2020 and Thursday 13 February 2020 | 3 |
| 004. | Matters arising from the previous meeting Matters arising from the previous meeting not covered elsewhere on the agenda | |
| 005. | Correspondence received and items for information to be tabled at the meeting | |
| 006. | Public participation Members of the public may comment on planning applications for consideration at this meeting. This session will last for a maximum of 10 minutes. | |
| 007. | Planning & tree applications (BFC planning lists 4/20, 5/20 and 6/20) | 8 |
| 008. | Planning determinations of Bracknell Forest Council | 9 |
| 009. | Planning appeals | 10 |
| 010. | Recurring reports | 11 |
| 011. | Representatives reports | |
| 012. | Date of the next meeting The next meeting of the committee will take place on Thursday 05 March 2020 at 7.45pm | 14 |
| 013. | Closure of the meeting | |

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 23 January 2020** at **7.45pm** in the **Warfield Parish Council Office**

Members present: Cllrs M Jones (chair), Ms Dulieu, Fitzwilliams and Mrs Wallen

Other attendees: Parish Clerk

001. Apologies for absence

Apologies for absence were received from Cllr Ms Thorin.

002. Declarations of Interest

No declarations of interest were received.

003. Minutes of the previous meeting held on 3 January 2020

The minutes of the previous meeting held on 3 January 2020 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen and **APPROVED** by members present.

The chairman signed the minutes.

004. Matters arising

The Clerk updated members on the ward councillors meeting on the proposed additional pedestrian crossing on Harvest Ride. Ward councillors were exploring options with borough officers.

The Clerk was still discussing arrangements with Planning Officers to attend a meeting to discuss planning in Warfield and SANG strategies.

005. Correspondence and items for information

The council was copied in to correspondence to BFC objecting to application 19/01068/FUL, Land at Goose Corner from nine local residents and to objections relating to 19/01109/FUL, Land adjacent to Knibbs Knook from two local residents.

006. Public participation

Mr & Mrs Grainger, the owners of the land at Goose Corner spoke in favour of their application 19/01068/FUL, Land at Goose Corner.

007. Planning & tree applications (BFC lists 02/20 and 03/20)

Planning List BFC 02/20

19/01068/FUL Land at Goose Corner Forest Road, Hayley Green, Warfield, Bracknell

Erection of 1x detached dwelling, access improvements and associated works/landscaping.

Observations made

Members emphasised the need to ensure the protection of the woodland during construction and that there should be no increase in size of the development or encroachment into the woodland. Members expressed concern about the affect on wildlife of the mirrored walls.

19/01082/FUL 19 Field Park, Bracknell, Berkshire RG12 2DZ

Part conversion of garage to habitable accommodation and alterations to fenestration.

Considered no objection

19/01109/FUL Land adjacent to Knibbs Knook, Maize Lane, Warfield, Bracknell, Berkshire

Erection of 2x dwellings (2x detached 4 bed units) including associated works.

Recommended refusal

Members recommended refusal on the grounds of the proximity to the listed building (Knibbs Knook) is contrary to the saved policy EN20. Access to the site is near the Root Protection Area of the Walnut tree, protected under TPO 1173. The plan is contrary to policy 1 and 4 of Warfield Neighbourhood Plan.

Planning List BFC 03/20

19/01091/FUL Land east of Avery Lane and north of Watersplash Lane, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 01 (approved plans) of planning permission 18/01047/FUL for the erection of 116 dwellings with associated works served by vehicular access from north-south link road and pedestrian/cycle links to Watersplash Lane. (Note for clarification: this application seeks minor material amendments to house types/plot sizes affecting 44 plots and the reconfiguration of visitor car parking with an increase from 13 to 14 spaces. There are no proposed changes to affordable dwellings or the road layout).

Observations made

Members felt the revised layout regiments the site and takes away the character of the development to the detriment of the original plan.

19/01121/A Land east of Avery Lane and north of Watersplash Lane, Warfield, Bracknell, Berkshire

Application to display 1x non illuminated banner sign and 2x flag poles.

Recommended refusal

Members felt the proposal was out of character and would be detrimental to the character of the area of Avery Lane. The height is dominant and out of keeping.

009. Planning determinations of Bracknell Forest Council

It was reported to the meeting and noted by members that the following applications have been concluded by BFC since the last committee meeting:

19/00216/TRTPO 37 Northumberland Close, Warfield, Bracknell, Berkshire RG42 3XD

TPO 232 – Application to prune 1 tree.

Approved by Delegated Decision

19/00222/TRTPO Wayne Bridge House, Malt Hill, Warfield, Bracknell, Berkshire

TPO 541 – Application to fell 5 trees and prune 1 tree.

Part Approval, Part Refusal by Delegated Decision

19/00226/TRTPO Whitegrove Copse Harvest Ride, Warfield, Bracknell, Berkshire

TPO 186 – Application to prune 2 trees.

Approval by Delegated Decision

19/00228/TRTPO Whitegrove Copse Harvest Ride, Warfield, Bracknell, Berkshire

TPO 186 – Application to prune 3 trees

Approval by Delegated Decision

19/00960/FUL 9 Toogood Place, Warfield, Bracknell, Berkshire RG42 6AF

Erection of single storey rear extension with roof lantern following demolition of existing conservatory.

Approval by Delegated Decision

19/00962/FUL 15 Saxon Drive, Warfield, Bracknell, Berkshire RG42 7UX

Erection of single storey rear extension including part conversion of garage into habitable accommodation.

Approval by Delegated Decision

19/00967/FUL 1-25 Mitre Place, Marbull Way, Warfield, Bracknell, Berkshire

Alterations to fenestration.

Approval by Delegated Decision

19/00983/FUL Buckle Lane Farm, Buckle Lane, Warfield, Bracknell, Berkshire

Construction of outdoor riding arena.

Approval by Delegated Decision

19/00243/TRTPO Badgers Drift Cricketers Lane, Warfield, Bracknell, Berkshire

TPO 1318 – Application to fell 1 tree

Approval by Delegated Decision

010. Planning appeals

Members noted that the appeal for Home Farm (19/00075/OUT) for 197 dwellings had been withdrawn.

011. Ongoing issues

a. CIL and S106 contributions

There were no updates reported.

b. Current and potential enforcement cases

The Clerk circulated a report to members showing current enforcement cases. The Clerk advised members that a request to investigate work taking place on land adjacent to Temple Park Roundabout had been submitted.

012. Representative reports

Cllr Mrs Wallen reported that the fence in Westmorland Drive had been removed and a hedge planted in its place. There appears to be a drainage issue on land at Osborne Lane, although further evidence is required.

012. Date of next meeting

The date for the next meeting is Thursday 13 February 2020 at 7.45pm.

013. Closure of the meeting

There being no further business the meeting closed at 8.58pm.

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 13 February 2020** at **7.45pm** in the **Warfield Parish Council Office**

The meeting was inquorate so no business was transacted.

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 04/20

20/00040/FUL 34 Huson Road, Warfield, Bracknell, Berkshire RG42 2QX

Erection of single storey extension to existing outbuilding forming conservatory.

Planning List BFC 05/20

20/00020/FUL 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire RG42 6AB

Erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings.

20/00012/TRTPO 5 Herschel Grange, Warfield, Bracknell, Berkshire RG42 6AT

TPO 382 – Application to prune 1 tree.

20/00057/FUL Land at The Barn, Watersplash Lane, Warfield, Bracknell, Berkshire RG42 4ST

Erection of single two storey dwelling with associated parking and landscaping following demolition of existing quintuple garage.

Planning List BFC 06/20

20/00026/FUL 6 Field Park, Bracknell, Berkshire RG12 2DZ

Conversion of double garage to habitable accommodation and alterations to fenestration (retrospective).

20/00052/FUL Church of St Michael and All Angels, land north of church car park, Church Lane, Warfield, Bracknell, Berkshire RG42 6EE

Installation of secure shipping container.

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

19/01006/FUL 8 Benedict Green, Warfield, Bracknell, Berkshire RG42 3DW

Erection of first floor side extension.

Approved by Delegated Decision

19/01013/FUL 6 Totale Rise, Warfield, Bracknell, Berkshire RG42 2PW

Erection of single storey front extension with rooflights and alterations to fenestration and repositioning of garden wall.

Approval by Delegated Decision

19/00246/TRTPO 30 Bartholomew Place, Warfield, Bracknell, Berkshire RG42 3DQ

TPO 373 – Application to prune 1 tree.

Refusal by Delegated Decision

19/01016/FUL 15 Roundshead Drive, Warfield, Bracknell, Berkshire RG42 3RZ

Erection of first floor extension to side of property.

Approval by Delegated Decision

19/01044/FUL 44 The Larches, Warfield Park, Bracknell, Berkshire RG42 3RR

Erection of single garage.

Approval by Delegated Decision

3.0 Recommendation

- 3.1 Members are asked to note the contents of this report.

PLANNING APPEALS**1.0 Purpose of this report**

- 1.1 This report contains an update on appeal activity since the last meeting of the committee.
- 1.2 Any update received after the publication of the meeting pack will be reported to the meeting.

2.0 Appeals lodged

| | | | |
|-----------------------------------|--|-----------------------------|---------------|
| Site address | Land Adjacent To Newell Hall Warfield Street Warfield Bracknell Berkshire | | |
| Proposal | Outline application for the erection of a 45no. bedroom care home (details of access submitted). | | |
| Planning Inspectorate ref: | APP/R0335/W/20/3245185 | BFC Planning app. | 19/00632/OUT |
| Decision type | Decided under delegated powers on 28.11.2019. | | |
| Reason for appeal | Refusal of the application | To be dealt with by: | Local inquiry |

3.0 Appeal updates

None

RECURRING REPORTS**1.0 Purpose of this report**

1.1 This report contains items regularly reported including CIL and enforcement updates.

2.0 Community Infrastructure Levy

2.1 No CIL liability or demand notices covering Warfield have been issued since the last meeting of the committee.

3.0 CIL receipts received in 2019/20

3.1 This is a report generated following a request at the last meeting of the council. It will appear on a bi-annual basis upon receipt for CIL from the borough. CIL receipts are paid to the parish twice yearly in arrears.

3.2 CIL receipts received in financial year 2019/20.

| October 2018 – March 2019 | | | |
|--|---------------------------|--|---------------------|
| Development | Total CIL invoiced | Amount received 4/19 – 9/19 | Parish share |
| Land at Watersplash Lane | £1,099,933.73 | £533,311.23 | £79,996.68 |
| Land south of Fairclough Farm | £1,251,045.83 | £250,000.00 | £37,500 |
| Land at East of Avery Lane | £3,609,262.47 | £500,000.00 | £75,000.00 |
| Handpost Farmhouse | £55,790.44 | £55,790.44 | £8,368.57 |
| Brooklyn – Interest | £5,078.02 | £1,079.20 | £161.88 |
| October 2018 – March 2019 total | | | £201,027.13 |

| April – September 2019 | | | |
|-------------------------------------|---------------------------|--|---------------------|
| Development | Total CIL invoiced | Amount received 4/19 – 9/19 | Parish share |
| Brooklyn | £257,555.11 | £85,355.11 | £12,803.27 |
| Brooklyn – interest | £6,408.02 | £1,330.00 | £199.50 |
| Land south of Fairclough Farm | £1,093,801.37 | £333,681.95 | £50,052.29 |
| Land adj 2 Breadcroft Cottages | £45,277.70 | £45,277.70 | £6,791.66 |
| Garth Work, Kennel lane | £58,752.27 | £58,752.27 | £8,812.84 |
| April – September 2019 total | | | £78,659.55 |

3.3 All parish CIL receipts as percentage of total due (to October 2019)

| Development | Total Parish CIL due | Total CIL received | % received |
|----------------------------------|-----------------------------|---------------------------|-------------------|
| Land at the Limes (14/00711/FUL) | £90,578.35 | £90,578.35 | 100.0% |
| Green Acres | £37,418.85 | £37,418.85 | 100.0% |
| Land at The Limes (16/00124/FUL) | £1,183.68 | £1,183.68 | 100.0% |
| Brooklyn (15/00634/FUL) | £25,830.00 | £25,830.00 | 100.0% |
| Brooklyn (16/00579/FUL) | £12,803.27 | £0 | 0.0% |
| Land at Watersplash Lane | £173,722.70 | £79,996.68 | 46.0% |
| Land East of Avery Lane | £500,798.78 | £75,000.00 | 15.0% |
| Land south of Fairclough Farm | £164,070.21 | £87,552.29 | 53.4% |
| Garth Works, Kennel Lane | £29,376.14 | £8,812.84 | 30.0% |
| Handpost Farm | £8,368.57 | £8,368.57 | 100.0% |
| Land adj 2 Breadcroft Cottages | £6,791.66 | £6,791.66 | 100.0% |
| All interest* | £1,087.79 | £1,087.79 | n/a |
| total | £1,052,030.00 | £435,429.98 | 41.4% |

*Interest received is on balances held by the borough until the payment of CIL to the parish

The figures only include developments where a demand notice has been issued to the end of September 2019.

The payment schedule of CIL is agreed between the borough and developer.

The current payment schedule suggests receipts due for the six months to March 2020 of £263,386 for the sites listed above.

3.3 CIL receipts cannot be used for general expenditure purposes. The parish council has agreed that CIL will be used to part fund the new community hub.

3.0 Enforcement activity

| Address | Activity | Reference no. | Update | Status |
|---|--|----------------------|--|---------------|
| Hermitage Caravan Park | Condition of site | | reported | Reported |
| Land opp. Hurley Cottage, Church Lane | Removal of hedgerow | EN/20/00012/UOTH | Investigation underway. Intention of the landowner being sought. | Ongoing |
| Land opposite Temple Park Roundabout, Binfield Road | Installation of gate and drainage works | EN/20/00016/UOPD | Planning Contravention notice issued. No planning permission sought for the gates or the engineering works | Ongoing |

DATE OF THE NEXT MEETING

The next meeting will take place on Thursday 05 March 2020 at 7.45pm.