

NOTICE OF MEETING

Planning & Transport Committee

8.00pm on Thursday 27 June 2019 at Parish Council Office

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend the Planning & Transport Committee on Tuesday 27 June 2019 at 8.00pm.

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



Jason Mawer

Clerk to the Council

AGENDA

Meeting of Planning & Transport Committee

8.00pm on Thursday 27 June 2019 at Parish Council 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 Tuesday 4 June 2019	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 23/19, 24/19 and 25/19)	7
008	Planning determinations of Bracknell Forest Council	8
009	Planning appeals	
010	Ongoing issues	
011	Representatives reports	
012	Date of the next meeting The next meeting of the committee will take place on Thursday 18 July 2019 at 7.45pm	
013	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Tuesday 4 June 2019** at **7.45 pm** in the **Warfield Parish Council Office**

Present: Councillors M Jones (chair), Fitzwilliams, Ms Thorin and Mrs Wallen

In attendance: The Parish Clerk, 2 local residents

001. Apologies for absence

Apologies for absence were received from Cllr Ms Dulieu

002. Declarations of interest

No declarations of interest were made.

003. Minutes of the previous meeting held on 16 May 2019

The minutes of the meeting held on Thursday 16 May 2019 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Fitzwilliams, seconded by Cllr Ms Thorin and **APPROVED** by members present.

The chairman signed the minutes.

004. Matters arising

There were no matters arising from the previous meeting.

005. Correspondence and items for information

Members noted correspondence from Bracknell Forest Council regarding the modification of Tree Preservation Order 1322 at Tafira, Tickleback Row.

Members noted that the following street naming had taken place Trussell Road, Wishaw Place, Clater Grove, Brandt Close and Joycliffe Ride.

Correspondence relating to objections against 19/00361/FUL had been received from 49 Top Common and 55 Top Common and copies of objections forwarded to Bracknell Forest Council relating to 19/00327/FUL had been received from 2 Old Farmhouse Row and 3 Old Farmhouse Row.

007. Public participation

Caroline Nicolaides of 55 Top Common spoke in objection to application 19/00361/FUL for 53 Top Common.

008. Planning & tree applications (BFC lists 20/19, 21/19 and 22/19)

Planning List BFC 20/19

19/00307/T Land east of Avery lane and north of Watersplash Lane, Warfield, Bracknell, Berkshire

Temporary use of plots 109 – 112 for sales and marketing purposes, including a sales office and three show homes with parking for up to a period of three years.

Considered no objection

19/00361/FUL 53 Top Common, Warfield, Bracknell, Berkshire RG42 3SH

Erection of first floor side and rear extension over existing garage and enlargement of front porch roof, plus alterations of fenestration.

Recommended Refusal

The proposal is out of keeping with the area and overbearing on the neighbouring property. The street scene for the area would be affected.

19/00420/PAF Grooms Lodge Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AJ

Notification of change of use from agricultural building to office use.

Observations made

Members were unclear if the change of use from agricultural to office permitted the building from being used for overnight residential accommodation. The cover letter also referred to change of use being to a dwelling house.

Planning List BFC 21/19

No Applications

Planning List BFC 22/19

No Applications

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:

19/00212/T *West View, Watersplash Lane, Warfield, Bracknell, Berkshire*

Siting of sales and marketing suite for a temporary 2 year period. (Re-submission of 18/01179/T).

Approval by Delegated Decision

18/00260/FUL *26 Atte Lane, Warfield, Bracknell, Berkshire RG42 2QQ*

Erection of single storey front extension plus conversion of garage to habitable accommodation.

Approval by Delegated Decision

19/00058/TRTPO *31 Yorkshire Place, Warfield, Bracknell, Berkshire RG42 3XE*

TPO 440 – Application to prune 1 tree.

Refusal

19/00061/TRTPO *Land opposite 42 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PY*

TPO 89 – Application to prune 1 tree.

Approval by Delegated Decision

19/00067/TRTPO *Acorns Goughs Lane, Warfield, Bracknell, Berkshire*

TPO 76A – Application to prune 1 tree.

Refusal

19/00078/TR5 *Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire*

TPO 61 – Application to prune trees

Approval by Delegated Decision

19/00182/A *Land at east of Avery Lane and north of Watersplash Lane, Warfield, Bracknell, Berkshire*

Display of single stack sign mounted on two aluminium posts for a temporary period.

Grant with Extra Conditions (Adverts) by Delegated Decision

19/00232/FUL *7 Cambridgeshire Close, Warfield, Bracknell, Berkshire RG42 3XW*

Erection of single storey extension to rear with three sets of rooflights following demolition of the existing conservatory, plus part garage conversion to habitable accommodation.

Approval by Delegated Decision

19/00289/FUL *Fair Fields, Ascot Road, Warfield, Bracknell, Berkshire*

Erection of single storey side extension following demolition of existing conservatory.

Approval by Delegated Decision

19/00326/FUL 26 Essex Rise, Warfield, Bracknell, Berkshire RG42 3XG

Erection of conservatory to rear of property.

Approval by Delegated Decision

19/00072/TR5 Land adjacent to 47 The Elms, Warfield Park, Bracknell, Berkshire RG42 3RP

TPO 1155 – Notification to prune trees

Approval by Delegated Decision

19/00313/FUL 11 Shropshire Gardens, Warfield, Bracknell, Berkshire RG42 3XP

Erection of single storey side extension

Approval by Delegated Decision

19/00069/TRTPO 92 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

TPO 393 – Application to prune 1 tree

Refusal

010. Planning Appeals

There were no planning appeal updates

011. Ongoing issues

a. CIL and S106 contributions

There was no update to report.

b. Current and potential enforcement cases

There was no update to report.

011. Representative reports

Cllr Mrs Wallen asked about grass laying

Cllr Ms Thorin updated members on the oil spill near The Elms, Warfield Park

Cllr M Jones reported that the traffic lights had been temporarily repaired at the Plough & Harrow and that Watersplash Lane was now a construction traffic free area.

012. Date of next meeting

The date for the next meeting was scheduled for 7.45pm on Thursday 27 June 2019

013. Closure of the meeting

There being no further business the meeting closed at 8.43 pm.

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 23/19

19/00452/FUL 16 Oswald Close, Warfield, Bracknell, Berkshire, RG42 3SU

Erection of first floor extension over garage and erection of single storey rear extension with rooflights following demolition of existing conservatory.

19/00454/A Land east of Avery lane and north of Watersplash Lane, Warfield, Bracknell, Berkshire

Display of 2x non-illuminated stack signs and 3x non-illuminated banner signs.

19/00470/FUL 4 Westwates Close, Warfield, Bracknell, Berkshire RG12 2ED

Erection of single storey garden office with rooflights.

19/00097/TRTPO 8 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 1 tree.

Planning List BFC 24/19

19/00479/FUL 23a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

Formation of new driveway, raising of patio with stepped access and alterations to fenestration.

19/00521/T Land at south west of Abbey Place, Abbey Place, Warfield, Bracknell, Berkshire

Siting for a temporary period of site office and ancillary accommodation (accessed from land to the south), associated with residential development at Watersplash Lane (planning permission 16/01274/FUL).

19/00485/FUL 92 Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

Erection of 2 storey rear extension.

19/00497/FUL Land north of Herschel Grange, Warfield Street, Warfield, Bracknell, Berkshire

Erection of 33 dwellings, including 8x affordable dwellings, car parking, landscaping, open space and access from Herschel Grange, following demolition of 6 Herschel Grange

19/00536/FUL Land north of The Hermitage Caravan Park, Herschel Grange, Warfield, Bracknell, Berkshire

Extension of existing caravan park to provide for the siting of 7x additional mobile homes with associated vehicular access and parking.

19/00511/PAA Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

Prior approval application for the conversion of two agricultural buildings to 5 residential units in C3 use.

16/00516/OBS (RBWM ref 19/01466) Badgers Mead, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6HE

Part single part two storey side extension with balcony at first floor and 1x dormer to the existing garage, following removal of the existing external steps to the garage.

Planning List BFC 25/19

19/00518/FUL Whitewoods Farm Garsons Lane, Warfield, Bracknell, Berkshire RG42 6JD

Erection of single storey rear extension and conversion of existing carport into habitable accommodation.

19/00529/NMA Land adjacent to 2 Breadcroft Cottages, Cocks Lane, Warfield, Bracknell, Berkshire RG42 6JE

Non material amendment to substitute materials for planning permission 18/01236/REM.

19/00110/TRTPO Warfield Church Office, Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

TRCA – Application to prune 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

19/01197/REM *Land north of Harvest Ride and south of Forest Road, West End Lane, Warfield, Bracknell, Berkshire*

Submission of details of layout, scale, appearance, access and landscaping relating to works to form phase 2 of The Cut Linear Park (on land west of The Cut, south of Forest Road and east of West End Lane, Warfield) pursuant to outline planning application 13/01007/OUT.

Approval by Delegated Decision

18/00208/FUL *3 Goddard Way, Warfield, Bracknell, Berkshire RG42 2JR*

Erection of first floor side extension and installation of dormers and skylights.

Withdrawn

19/00278/FUL *22 Westcotts Green, Warfield, Bracknell, Berkshire RG42 3SG*

Erection of single storey rear extension with rooflights.

Approval by Delegated Decision

19/00364/FUL *9 Thomas Drive, Warfield, Bracknell, Berkshire RG42 3DZ*

Retrospective application for the erection of a single storey rear extension.

Unconditional Approval by Delegated Decision

Erection of single storey side extension

19/00252/FUL *Sama Osborne Lane, Warfield, Bracknell, Berkshire*

Section 73 application for the variation of condition 02 (approved plans) of planning permission 18/00331/FUL for the erection of two storey front and rear extensions, part single, part two storey and part first floor side extensions following demolition of existing conservatory and car port. (Note for clarification: the changes to the approved plans comprise an increase in the height of the roof ridge, removal of gables on the southern flank elevation and amendments to fenestration).

Approval by Delegated Decision

19/00372/FUL *59 Westmorland Drive, Warfield, Bracknell, Berkshire RG42 3QN*

Erection of a 2 metre high fence (retrospective).

Unconditional Approval by Delegated Decision

3.0 Recommendation

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