

NOTICE OF MEETING

Planning & Transport Committee

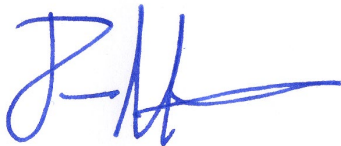
7.45pm on Thursday 18 July 2019 at Parish Council Office

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend the Planning & Transport Committee on Thursday 18 July 2019 at 7.45pm.

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

7.45pm on Thursday 18 July 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 Thursday 27 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 26/19, 27/19 and 28/19) | 9 |
| 008 | Planning determinations of Bracknell Forest Council | 11 |
| 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 08 August 2019 at 7.45pm | |
| 013 | Closure of the meeting | |

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 27 June 2019** at **8.15pm** in the **Whitegrove Community Centre**

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

In attendance: The Parish Administrator, 13 local residents

001. Apologies for absence

Apologies for absence were received from Cllr Ms Thorin.

002. Declarations of interest

Cllr M Jones declared an interest in relation to application 19/00521/T .

003. Minutes of the previous meeting held on 04 June 2019

The minutes of the meeting held on Tuesday 04 June 2019 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Fitzwilliams, seconded by Cllr Ms Dulieu 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

Correspondence relating to objections against 19/00470/FUL had been received from 14 Westwates Close and copies of objections forwarded to Bracknell Forest Council relating to 19/00511/PAA had been received from Whitelocks Cottage, Nuptown Lane.

007. Public participation

Denise Mckee of 5 The Hermitage spoke in objection to application 19/00536/FUL for Land north of The Hermitage Caravan Park.

Mitchell Wing spoke in objection to application 19/00497/FUL at Land north of Herschel Grange.

The chairman thanked the participants. All attendees were reminded that comments should be sent to BFC.

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

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.

Observations

Garage has been previously converted without a planning application

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.

Considered no objection

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

Erection of single storey garden office with rooflights.

Recommended Refusal

This appears to be over-development of the site and over-bearing for neighbouring properties.

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

TPO 424 – Application to prune 1 tree.

Observations

Leave for tree officer.

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.

Considered no objection

Cllr M Jones left the meeting for the following application. Cllr Ms Dulieu took the chair.

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).

Observations

Access should only be allowed from the south. No construction traffic should be allowed via Old Farmhouse Row.

Cllr M Jones returned to the meeting.

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

Erection of 2 storey rear extension.

Considered no objection

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

Recommended Refusal

- this is outside of the existing settlement area
- overdevelopment of the site and out of keeping with the area
- concerns regarding additional traffic in the area following the approval of the land north of Newhurst Gardens
- urbanisation of designated character area
- impact on local open space

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.

Recommended Refusal

- this is outside of the development area
- there is a history of previous issues with this site in terms of enforcement not been followed up
- impact on the character of the area
- will create additional traffic with cars coming out onto Warfield Street
- the parking layout needs to be addressed

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

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

Recommended Refusal

- this is overdevelopment of the green belt
- will be an increase in car movement

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

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.

Deferred to next meeting

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.

Considered no objection

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

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

Considered no objection

19/00110/TRTPO Warfield Church Office, Church Lane, Warfield, Bracknell, Berkshire

TRCA – Application to prune trees.

Observations

Leave for tree officer.

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:

19/01197/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

010. Planning Appeals

Members were advised that an appeal has been lodged for application 18/01072/FUL, Land south of Flemish Place.

011. Ongoing issues

a. CIL and S106 contributions

Members were advised that CIL demands had been issued for 18/01236/REM, land adjacent to 2 Breadcroft Cottages, Cocks Lane (£45277.70) and for application 18/00988/REM, Garth Works (£195840.91).

b. Current and potential enforcement cases

Members were updated on potential enforcement action regarding the barn at St Michaels Grange and its commercial use. Enforcement have been on site and spoken with the owner and no further action will be taken at this time.

012. Representative reports

Cllr Ms Dulieu asked for a future report on outstanding section 106 projects.

Cllr Fitzwilliams asked for an update on the Wellers Lane flytipping. No further information was available.

013. Date of next meeting

The date for the next meeting was scheduled for 7.45pm on Thursday 18 July 2019

014. Closure of the meeting

There being no further business the meeting closed at 9.09 pm.

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 26/19

19/00556/FUL Badgers Mead, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6HE

Erection of part single, part two storey side extension with first floor balcony forming link to detached garage, and installation of dormer to garage following removal of existing stepped access.

19/00573/FUL Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Conversion of coach house and part of the existing stable block into residential accommodation.

19/00569/FUL Inglenook, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DB

Erection of single storey rear extension and part single, part two storey side/front extension following demolition of existing double garage.

19/00574/LB Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Listed building consent for the conversion of coach house and part of the existing stable block into residential accommodation.

Planning List BFC 27/19

19/00522/FUL 1 Goose Corner Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6BY

Erection of two storey side extension, single storey rear extension, and alterations to fenestration including addition of rooflights.

19/00602/PAH 10 Yarrow Hill, Warfield, Bracknell, Berkshire RG42 5AJ

Prior approval notification for the erection of a single storey rear extension.

19/00115/TRTPO Lime Tree Cottage Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

TPO – 61 – Application to prune 2 trees.

Planning List BFC 28/19

19/00116/TRTPO Ashberry 90 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

TPO 393 – Application to prune 1 tree

19/00594/FUL Derryquin 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

Erection of 2x dwellings following demolition of existing dwelling and garage, and change of use of open space land to residential garden.

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

18/00918/FUL *Land to the south and west of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield, Bracknell, Berkshire*

Erection of 5x detached dwellings (2x 4 bedroom and 3x 5 bedroom) including associated works.

Refusal

18/00157/FUL *Land south of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire*

Section 73 application for the variation of condition 02 (approved plans) of planning permission 16/01253/FUL for the erection of 52 dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. (Note for clarification: this application seeks minor material amendments to the site layout and to house types. It also provides details to satisfy conditions relating to external materials, finished floor levels, archaeology, working methods, water efficiency and tree protection during construction).

Approved & Legal Agreement signed by Delegated Decision

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 to fenestration.

Approval by Delegated Decision

19/00420/PAF *Grooms Lodge Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell*

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

Prior App COU A1/A2 to A3 Refused by Delegated Decision

19/01047/FUL *Land east of Avery Lane and north of Watersplash Lane, Warfield, Bracknell*

Section 73 application for the variation of conditions 02 (approved plans), 20 (site management), 22 (biodiversity), 24 (landscaping), 25 (boundary treatments), 26 (archaeology), 28 (working method statement), 29 (sustainability statement) and 30

(energy demand assessment) of planning permission 16/01195/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 the site layout, to house types and to the design of the flat blocks. Its also provides details to satisfy a number of conditions).

Approval & Legal Agreement signed by Delegated Decision

3.0 Recommendation

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