

# 19NOTICE OF MEETING

## Planning & Transport Committee

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7.45pm on Thursday 08 August 2019 at Whitegrove Community Centre

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To Councillors

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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

**You are summoned to attend the Planning & Transport Committee on Thursday 08 August 2019 at 7.45pm. Please be advised this meeting will take place at the Whitegrove Community Centre.**

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

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7.45pm on Thursday 08 August 2019 at Whitegrove Community Centre

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.

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<b>No.</b>	<b>Item</b>	<b>Page</b>
001	<b>Apologies for absence</b>	
002	<b>Declarations of interest</b> Members are asked to declare any disclosable interest or affected interest in respect of any matter to be considered at this meeting.	
003	<b>Minutes of the previous meeting</b> To approve the minutes of the council meeting of Thursday 18 July 2019	3
004	<b>Matters arising from the previous meeting</b> Matters arising from the previous meeting not covered elsewhere on the agenda	
005	<b>Correspondence received and items for information</b> to be tabled at the meeting	
006	<b>Public participation</b> 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	<b>Planning &amp; tree applications (BFC planning lists 29/19, 30/19 and 31/19)</b>	8
008	<b>Planning determinations of Bracknell Forest Council</b>	9
009	<b>Planning appeals</b>	
010	<b>Ongoing issues</b>	
011	<b>Representatives reports</b>	
012	<b>Date of the next meeting</b> The next meeting of the committee will take place on Thursday 29 August 2019 at 7.45pm	
013	<b>Closure of the meeting</b>	

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**PLANNING & TRANSPORT COMMITTEE**

**MINUTES OF THE MEETING**

held on **Thursday 18 July 2019** at **7.45pm** in the **Warfield Parish Council office**

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

**In attendance:** The Parish Clerk

**001. Apologies for absence**

Apologies for absence were received from Cllr Fitzwilliams.

**002. Declarations of interest**

Cllr Thorin declared an interest in relation to applications 19/00569/FUL and 19/00522/FUL

**003. Minutes of the previous meeting held on 27 June 2019**

The minutes of the meeting held on Tuesday 27 June 2019 were circulated to members ahead of the meeting. Subject to minor amendment, 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**

There were no matters arising from the previous meeting.

**005. Correspondence and items for information**

Members were advised that BFC had issued a formal notice for the creation of TPO 1318 at land to north of Forest Road, east of Hayley Green, south east of Bracknell Road, west of Cricketers Lane and at / adjacent to the Cricketers PH, Badgers Drift, Brockgate, Brockfield, Cricketers Lane, Meadowbrook Montessori Pre-school, Bracknell Road, Warfield, Bracknell.

Members noted the email from David Bibby regarding speed limits. The clerk will forward this to the ward councillors for the area.

**007. Public participation**

No members of the public were present.

**008. Planning & tree applications (BFC lists 26/19, 27/19 and 28/19)**

**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.*

**Considered no objection**

**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.*

**Recommended refusal**

The application is considered to be overdevelopment in the green belt.

**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.*

**Recommended refusal**

The frontage will be changed through construction in front of the current buildline.

There would impact on the street scene and is considered over development.

**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.*

**No comment made on a listed building consent**

**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.*

**Considered no objection**

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

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

**Considered no objection**

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

*TPO – 61 – Application to prune 2 trees.*

**Observations**

Leave to tree officer.

**Planning List BFC 28/19**

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

*TPO 393 – Application to prune 1 tree*

**Recommended refusal**

There is no justification for the excessive pruning that is proposed.

**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.*

**Recommended refusal**

Members object to the loss of amenity land/open space to private garden.

Concerns about additional traffic on a narrow lane and extra pressure on the Thames Basin SPA.

**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:

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's 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. It's also provides details to satisfy a number of conditions).

**Approval & Legal Agreement signed by Delegated Decision**

**010. Planning Appeals**

Members noted that the appeal for Trussell Cottage, Church Lane, Warfield (18/01177/FUL) was allowed.

Members noted that the appeal for Scotlands House for the erection of 12 houses would now be dealt with by means of an informal hearing.

**011. Ongoing issues**

a. CIL and S106 contributions

There were no updates reported.

b. Current and potential enforcement cases

There were no updates reported.

**012. Representative reports**

Cllr Ms Dulieu reminded members that ideas were sought for the street naming bank.

Cllr Mrs Wallen asked about Tesco lorries parking on County Lane. The clerk advised that this had been looked into recently and there was no restrictions placed in planning consent. The clerk advised that any concerns about parking would need photographic evidence over a period of time to demonstrate an ongoing problem.

Cllr Ms Thorin told the meeting that Frost Folly park was looking good at the moment and asked if green flag status could be obtained? The meeting was advised that this was unlikely as the site and activities did not meet the criteria.

Cllr M Jones told members that Watersplash Lane was now closed to development traffic. There was no news yet on repairs and replacement on the Plough & Harrow traffic lights. The clerk was asked to investigate when Larks Hill would be re-instated following recent works.

The clerk updated members on the examination stage of the Neighbourhood Plan.

**013. Date of next meeting**

The date for the next meeting was scheduled for 7.45pm on Thursday 08 August 2019

**014. Closure of the meeting**

There being no further business the meeting closed at 8.48 pm.

**PLANNING APPLICATIONS FOR CONSIDERATION**

**Planning List BFC 29/19**

**19/00616/PAA** The Barns Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AJ

*Application for prior approval change of use of existing agricultural buildings to use as 5x residential dwellings (C3).*

**19/00131/TRTPO** 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

*TPO 89 – Application to fell 1 tree and prune 1 tree.*

**Planning List BFC 30/19**

**19/00517/FUL** Land north of Church Lane car park, Church Lane, Warfield, Bracknell, Berkshire

*Installation of secure storage shipping container.*

**19/00630/FUL** 1 Sage Walk, Warfield, Bracknell, Berkshire RG42 3SE

*Conversion of existing conservatory roof material to tile and alterations to fenestration.*

**19/00632/OUT** Land adjacent to Newell Hall, Warfield Street, Warfield, Bracknell, Berkshire

*Outline application for the erection of a 45 bedroom care home (details of access, layout and scale submitted).*

**19/00633/FUL** 43 Westcotts Green, Warfield, Bracknell, Berkshire RG42 3SG

*Conversion of loft into habitable accommodation with rear facing dormer.*

**Planning List BFC 31/19**

**19/00665/FUL** Greenways, Osborne Lane, Warfield RG42 6ED

*Erection of front and rear extensions including alterations to the existing property*

**19/00144/TRTPO** Wayne Bridge House, Malt Hill, Warfield RG42 6BL

*TPO 541 – application to prune 8 trees and fell 1 tree*

**19/00655/FUL** 45 The Larches, Warfield Park

*Erection of a single storey detached double garage*



## **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**

**18/00307/T** Land east of Avery Lane and north of Watersplash Lane, Warfield,  
*Temporary use of plots 109-112 for sales and marketing purposes, including a sales office and three show homes and associated parking, for a period of up to 3 years.*

#### **Approval by Delegated Decision**

**19/00097/TRTPO** 8 Oxfordshire Place, Warfield, Bracknell, Berkshire, RG42 3QA  
*TPO – 424 – Application to prune 1 tree*

#### **Part Approval, part Refusal**

**18/00479/FUL** 23a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL  
*Formation of new driveway, raising of patio with stepped access and alterations to fenestration.*

#### **Approval by Delegated Decision**

**19/00485/FUL** 92 Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX  
*Erection of two storey rear extension.*

#### **Approval by Delegated Decision**

**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.*

#### **Refusal**

**19/00602/PAH** 10 Yarrow Hill, Warfield, Bracknell, Berkshire RG42 5AJ  
*Prior approval notification for the erection of a single storey rear extension.*

#### **Prior Approval HH is granted**

**19/00511/PAA** Nuptown Piggeries, Hawthorn Lane, Warfield

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

**Withdrawn**

**19/00518/FUL** Whitewoods Farm, Garsons Lane, Warfield

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

**Approval by Delegated Decision**

**3.0 Recommendation**

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