

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Thursday 29 August 2019 at Warfield Parish Office

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend the Planning & Transport Committee on Thursday 29 August 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 29 August 2019 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 8 August 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 32/19, 33/19 and 34/19)	8
008	Planning determinations of Bracknell Forest Council	9
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 19 September 2019 at 7.45pm	
013	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 8 August 2019** at **7.45pm** in the **Whitegrove Community Centre**

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

In attendance: The Parish Clerk, One local resident

The start of the meeting was delayed to allow a quorum of members to be established. The meeting began at 7.55pm.

001. Apologies for absence

Apologies for absence were received from Cllr Fitzwilliams and Cllr Mrs Wallen.

002. Declarations of interest

No declarations of interest were received or dispensations requested.

003. Minutes of the previous meeting held on 18 July 2019

The minutes of the meeting held on Thursday 18 July 2019 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, 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

The Clerk advised members that BFC had been contacted regarding the condition of Larks Hill following the recent construction works. BFC confirmed that the land should have been reinstated following the works and they would follow this up.

007. Public participation

There were no requests from members of the public to speak.

008. Planning & tree applications (BFC lists 29/19, 30/19 and 31/19)

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).

Recommended refusal

Lack of detail as requested for previous application into transport, noise and pollution

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

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

Observation made

Tree pruning appears excessive, but leave to Tree Officer. A replacement tree should be planted as per a Tree Officer spec.

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.

Recommended refusal

Unightly and out of keeping in a conservation area. Visible from surrounding area.

The proposals do not indicate any duration for siting the container.

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

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

Considered no objection

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).

Recommended refusal

1. Contrary to policy CS2 as the land had not been previously developed, is outside of existing settlement boundaries and has limited public transport links.
2. Does not meet policy CS1 as the development is close located near to local amenities including medical facilities and shops
3. the development would adversely affect the character, appearance and function of the land contrary to Policy CS9 AS The proposed development would result in the loss of a landscape buffer between residential areas and would have an urbanising impact to the detriment of the character and appearance of the area
4. There is no evidence this development meets the housing needs of the community (policy CS16)

5. There are no mitigations against transport impacts (policy CS24)

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

Conversion of loft into habitable accommodation with rear facing dormer.

Recommended refusal

Insufficient parking indicated for a 4 bedroom house

Potential impact on the street scene

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

Recommended refusal

Overdevelopment of the site due to size and mass

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

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

Observation made

Leave to tree officer

19/00655/FUL 45 The Larches, Warfield Park

Erection of a single storey detached double garage

Considered no objection

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:

18/00307/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

011. Ongoing issues

a. CIL and S106 contributions

The Clerk reported that a revised CIL demand had been issued for 19/00157/FUL *Land south of Fairclough Farm* because of a change to car ports on the site. The revised demand sum is £510,119.42

b. Current and potential enforcement cases

There were no updates reported.

012. Representative reports

Cllr Ms Thorin asked about flytipping. The Clerk confirmed that discussions had now taken place with BFC and the Public Protection Partnership regarding using enforcement cameras in high risk areas.

Cllr Ms Dulieu advised that a container had been installed on land adjacent to the Old Coach House, Warfield Park. The Clerk would advise the Enforcement team.

Cllr M Jones advised members that work had been taking place on the Plough & Harrow traffic lights. Cllr Jones had contacted the Environment Agency regarding the overgrown nature of the Cut between the Spice Lounge and The Splash.

013. Date of next meeting

The date for the next meeting was scheduled for 7.45pm on Thursday 29 August 2019

014. Closure of the meeting

There being no further business the meeting closed at 8.38 pm.

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 32/19

19/00677/FUL 16 Old Lands Hill, Bracknell, Berkshire RG12 2QX

Part conversion of garage into habitable accommodation.

19/00681/FUL 3 Marbull Way, Warfield, Bracknell, Berkshire RG42 2PR

Erection of a single storey rear extension.

Planning List BFC 33/19

19/00717/PAA Windmill Farm Malt Hill, Warfield, Bracknell, Berkshire

Application for prior approval change of use of existing agricultural buildings to use as 4x residential dwellings (C3).

19/00718/PAA Storage Barn Windmill Farm, Malt Hill, Warfield, Bracknell, Berkshire

Application for prior approval change of use of existing agricultural buildings to use as 1x residential dwelling (C3).

19/00149/TRTPO 73 Top Common, Warfield, Bracknell, Berkshire RG42 3SH

TPO – 186 – application to prune 1 tree.

19/00721/PAA Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

Application for prior approval for the change of use of 2x agricultural buildings to 5x dwelling houses (C3) following demolition of part of the buildings.

Planning List BFC 34/19

19/00694/FUL Rosemary Warfield Street, Warfield, Bracknell, Berkshire RG42 6AR

Erection of single storey rear extension, loft conversion including roof lights forming habitable accommodation in roof space and erection of detached garage following demolition of existing 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

19/00169/FUL Fiveways Jigs Lane North, Warfield, Bracknell, Berkshire

Formation of dropped kerb and access with associated walls and gateway following removal of existing access.

Withdrawn

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).

Approval by Delegated Decision

19/00556/FUL Badgers Mead Maidenhead Road, Warfield, Bracknell

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.

Approval by Delegated Decision

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

Conversion of existing conservatory roof material to tile and alteration to fenestration.

Approval by Delegated Decision

3.0 Recommendation

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