

NOTICE OF MEETING

Planning & Transport Committee

11.00am on Friday 03 January 2020 at Warfield Parish Office

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

You are summoned to attend the Planning & Transport Committee on Friday 03 January 2020 at 11.00am.

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

11.00am on Friday 03 January 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 12 December 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.	Responses to tree applications To consider a standard response for replacing removed trees	8
008.	Planning & tree applications (BFC planning lists 50/19 and 51/19)	9
009.	Planning determinations of Bracknell Forest Council	10
010.	Planning appeals	
011.	Ongoing issues	
012.	Representatives reports	
013.	Date of the next meeting The next meeting of the committee will take place on Thursday 23 January 2020 at 7.45pm	11
014.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 12 December 2019** at **7.45 pm** in the **Warfield Parish Council Office**

Present: Councillors Ms Dulieu, Fitzwilliams and Mrs Wallen

In attendance: The Parish Clerk, Cllr Chambers

In the absence of Cllr M Jones, Cllr Dulieu took the chair

001. Apologies for absence

Apologies for absence were received from Cllrs M Jones and Ms Thorin.

002. Declarations of interest

There were no declarations of interest made.

003. Minutes of the previous meeting held on 21 November 2019

The minutes of the meeting held on Thursday 21 November 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

The Clerk advised that an update on the Hermitage had been sought.

005. Correspondence and items for information

The Clerk advised members of the following correspondence:

GigaClear – they are delivering rural broadband and will be writing to around 300 households in Warfield updating them on proposals and inviting them to a meeting at Carnation Hall on 17 January 2020.

SSEN – Scottish & Sothern Electricity Networks have advised the council they are aware of interruptions to the local power supplies recently and will be carrying out works in the coming year to improve the local circuit.

Transport Strategy – A consultation on the Transport Strategy for the South-East has recently been published.

Bracknell Forest Council – locally listed buildings have now been added to the pages of Bracknell Forest Council.

The Clerk provided an updated from the recent Planning Liaison meeting between the borough and the towns and parishes. The local plan consultation has now closed and over 550 responses had been received. These would be considered and a report published in February or March. CIL regulations had been updated in September and removed pooling requirements. CIL charging rates would be reviewed alongside the local plan. BFC reminded all about the requirement for advertising consent for banners. The towns and parishes will have further discussions with BFC over these. Members were advised that the Ministry of Housing, Communities & Local Government had recently published a National Design Guide which covered planning practice guidance for beautiful, enduring and successful places.

The Clerk had responded to a query regarding the councils response to IvyDene, agreed at a previous meeting.

006. Public participation

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

007. Planning & tree applications (BFC lists 47/19, 48/19 and 49/19)

Planning List BFC 47/19

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.

Considered no objection

19/00971/OUT Woodlawns Forest Road, Hayley Green Warfield, Bracknell, Berkshire RG42 6DB

Outline application for the erection of 10 dwellings accessed off Forest Road, following demolition of existing dwelling. Details of location and footprints of houses, and tree removal, submitted for approval, all other details reserved for future consideration.

Recommended refusal

The site is outside the defined settlement boundary.

The site is covered by TPO 142

BFC documentation suggests the site contains mineral deposits

The site has a high ecological value.

Further survey works of bats and reptiles are required.

There is potential for flooding and drainage issues on the site from the surrounding waterways.

The proposal is inconsistent with policy WNP1 of the emerging Warfield Neighbourhood Plan.

Planning List BFC 48/19

19/00983/FUL Buckle Lane Farm, Buckle Lane, Warfield, Bracknell, Berkshire RG42 5SA

Change of use of existing grazing paddock and construction of an outdoor riding arena.

Considered no objection

19/00242/TRTPO Warfield House Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

TPO 61 – Application to fell 4 trees and prune 3 trees.

Observations

Leave to Tree Officer

Replacement native species should be planted

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

Erection of first floor side extension.

Considered no objection

19/00243/TRTPO Badgers Drift Cricketers Lane, Warfield, Bracknell, Berkshire RG42 6JT

TPO 1318 – Application to fell 1 tree.

Observations

Leave to Tree Officer

Replacement native species should be planted

Planning List BFC 49/19

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

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

Considered no objection

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

TP 373 – Application to prune 1 tree.

Recommended refusal

Excessive pruning of the tree proposed

008. 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:

19/00923/FUL Land north of Westhatch Lane, Warfield, Bracknell, Berkshire

Change of use of agricultural land to publicly accessible open space to be laid out and managed as Suitable Alternative Natural Greenspace (SANG).

Approved and Legal Agreement signed by Delegated Decision

19/00875/FUL 5 Big Barn Grove, Warfield, Bracknell, Berkshire RG42 3SD

Erection of two storey side extension, alterations to fenestration and installation of rooflights following demolition of existing garage.

Approval by Delegated Decision

19/00934/FUL Buckle Lane Farm Buckle Lane, Warfield, Bracknell, Berkshire

Change of use of existing paddock to outdoor riding area (sui generis).

Withdrawn

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

Erection of single storey garden office with rooflights.

Approval by Delegated Decision

19/00205/TRTPO Land to the rear of 18b and 18c The Elms, Warfield Park, Bracknell, Berkshire RG42 3RP

TPO 142 – Application to fell 3 trees.

Approval by Delegated Decision

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

Outline application for the erection of a 45x bedroom care home (details of access submitted).

Refusal by Delegated Decision

009. Planning appeals

Members were advised that the appeals for Grooms Farm, Scotland House, Forest Road, Newell Green and Land south and west of 2 Fairclough Farm Cottages, Watersplash Lane were **DISMISSED**.

010. Ongoing issues

a. CIL and S106 contributions

There were no updates reported.

b. Current and potential enforcement cases

There were no updates reported.

011. Representative reports

Cllr Ms Wallen asked about BFCs SANG strategy. The Clerk would ask BFC if they could come along and talk to the committee about the current strategy.

012. Date of next meeting

The date for the next meeting was rearranged for 11am on Friday 3 January 2020.

013. Closure of the meeting

There being no further business the meeting closed at 8.55pm.

RESPONSE TO TREE APPLICATIONS

1.0 Purpose of this report

1.1 This report contains the proposal for a standard response for replacing removed trees.

2.0 Proposal

2.1 Members agreed at the meeting of 11 December, that in future applications for removal of trees should include a standard response that requires any removed tree to be replaced by a new one of a native species.

3.0 Parish Plan

3.1 The proposal is consistent with the Parish Plan and the councils intention to 'protect trees, promote woodland conservation and support hedge and tree planting'.

4.0 Recommendation

Members are asked to approve the proposal that all future applications for removal of trees should include a standard response that requires any removed tree to be replaced by a new one of a native species.

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 50/19

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

Erection of first floor extension to side of property.

Planning List BFC 51/19

19/01028/FUL Wayne Bridge House, Malt Hill, Warfield, Bracknell, Berkshire RG42 6BL

Erection of single storey shed.

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

Erection of single 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

19/00921/FUL Lamorna Warfield Street, Warfield, Bracknell, Berkshire

Erection of single storey side and rear extension with rooflights.

Approved by Delegated Decision

19/00925/A Tesco Stores Ltd, 17 County Lane, Warfield, Bracknell, Berkshire

Display of 1x internally illuminated LCD screen and 3x flag pole signs.

Grant with Extra Conditions (Adverts) by Delegated Decision

19/00932/FUL Duncans Cottage Forest Road, Warfield, Bracknell, Berkshire

Erection of single storey rear and side extension.

Approval by Delegated Decision

19/00223/TRTPO 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 3 trees.

Approval by Delegated Decision

3.0 Recommendation

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

DATE OF THE NEXT MEETING

The next meeting will take place on Thursday 23 January 2020 at 7.45pm.