

# NOTICE OF MEETING

## Planning & Transport Committee

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7.45pm on Thursday 05 March 2020 at Warfield Parish Office

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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 05 March 2020 at 7.45pm.**

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

7.45pm on Thursday 05 March 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.

<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.	0
003.	<b>Minutes of the previous meeting</b> To approve the minutes of the council meeting of Friday 13 February 2020	3
004.	<b>Matters arising from the previous meeting</b> Matters arising from the previous meeting not covered elsewhere on the agenda	0
005.	<b>Correspondence received and items for information</b> to be tabled at the meeting	0
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.	0
007.	<b>Planning &amp; tree applications (BFC planning lists 7/20, 8/20 and 9/20)</b>	7
008.	<b>Planning determinations of Bracknell Forest Council</b>	8
009.	<b>Planning appeals</b>	9
010.	<b>Regular reports</b>	10
011.	<b>Representatives reports</b>	0
012.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Thursday 26 March 2020 at 7.45pm	12
013.	<b>Closure of the meeting</b>	

**PLANNING & TRANSPORT COMMITTEE**

**MINUTES OF THE MEETING**

held on **Wednesday 19 February 2020** at **7.45pm** in the **Warfield Parish Council Office**

**Members present:** Cllrs M Jones (chair), Ms Dulieu, Ms Thorin and Mrs Wallen

**Other attendees:** Parish Clerk and 1 member of the public

**001. Apologies for absence**

Apologies for absence were received from Cllr Fitzwilliams.

**002. Declarations of Interest**

Cllr M Jones declared an interest on agenda item 007 in relation to applications 20/00020/FUL (neighbouring property) and 20/00057/FUL (nearby property). The Clerk was satisfied that there was no conflict of interest with regard to application 20/00057/FUL so a full dispensation was granted for that application.

**003. Minutes of the previous meeting held on 23 January 2020**

The minutes of the previous meeting held on 23 January 2020 were circulated to members ahead of the meeting. 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 updated members on the committee meeting representatives of the BFC Planning Team. Hilary Copplestone indicated she would be happy to update the committee, but advised that she was awaiting updates from developers so asked to come along once there was an update to report. The Clerk was contacting Simon Cridland about a discussion regarding SANG sites.

**005. Correspondence and items for information**

The council was copied in to correspondence to BFC objecting to application 20/00020/FUL, 1 Newell Green Cottages from three local residents.

Correspondence was received from BFC relating to the appeal hearing for 19/00632/OUT for land adjacent to Newell Hall.

**006. Public participation**

There were no requests to speak to the committee during public participation.

**007. Planning & tree applications (BFC lists 04/20, 05/20 and 06/20)**

### **Planning List BFC 04/20**

**20/00040/FUL** 34 Huson Road, Warfield, Bracknell, Berkshire RG42 2QX

*Erection of single storey extension to existing outbuilding forming conservatory.*

**Considered no objection**

### **Planning List BFC 05/20**

*Cllr M Jones withdrew from the meeting, Cllr Ms Dulieu took the chair*

**20/00020/FUL** 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire

*Erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings.*

**Recommended refusal**

The proposal goes against BFC policy SA9. The proposal is contrary to the policy WNP3 (points ii and iii) of the emerging Warfield Neighbourhood Plan which says:

- ii. the significance of larger buildings set in large plots in establishing the settlement character whereby proposals for plot subdivision will not normally be appropriate;
- iii. development along Newell Green, Forest Road and Osborne Lane should seek to maintain the existing plot ratio and be in the form of semi-detached or small terraces and 2 storeys in height.

The proposal is considered to be overdevelopment of the area and will lead to further traffic accessing the already busy Newell Green. The loss of trees (providing screening) are not replaced in the proposals.

*Cllr M Jones returned to the meeting*

**20/00012/TRTPO** 5 Herschel Grange, Warfield, Bracknell, Berkshire RG42 6AT

*TPO 382 – Application to prune 1 tree.*

**Recommended refusal**

The proposal is excessive by its nature.

**20/00057/FUL** Land at The Barn, Watersplash Lane, Warfield, Bracknell, Berkshire

*Erection of single two storey dwelling with associated parking and landscaping following demolition of existing quintuple garage.*

**Considered no objection**

### **Planning List BFC 06/20**

**20/00026/FUL** 6 Field Park, Bracknell, Berkshire

*Conversion of double garage to habitable accommodation and alterations to fenestration (retrospective).*

**Recommended refusal**

There will be insufficient parking for the size of the house.

*Cllr Mrs Wallen identified an interest in the following application as the Warfield Environment Group had been approached regarding elements of the application so withdrew from discussion.*

**20/00052/FUL** Church of St Michael and All Angels, land north of church car park, Church Lane, Warfield, Bracknell, Berkshire

*Installation of secure shipping container.*

### **Recommended refusal**

The committee do not believe that the conditions applied as part of the permission granted for application 19/00517/FUL should be lifted. This is because the location is sensitive as it is visible from surrounding areas, particularly from the Frost Folly SANG and from footpaths north of the site. This is also out of keeping in the Green Belt.

*Cllr Mrs Wallen returned to the meeting*

## **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:

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

*Erection of first floor side extension.*

### **Approved by Delegated Decision**

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

*Erection of single storey front extension with rooflights and alterations to fenestration and repositioning of garden wall.*

### **Approval by Delegated Decision**

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

*TPO 373 – Application to prune 1 tree.*

### **Refusal by Delegated Decision**

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

*Erection of first floor extension to side of property.*

### **Approval by Delegated Decision**

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

*Erection of single garage.*

### **Approval by Delegated Decision**

**009. Planning appeals**

Members noted that the appeal for Land adjacent to Newell Hall (19/00632/OUT) will be heard at a local inquiry.

Members noted the Hermitage appeal date.

**010. Recurring reports**

a. CIL and S106 contributions

The Clerk provided members with an update on all CIL receipts to date. No CIL demands had been issued since the last meeting.

b. Current and potential enforcement cases

The Clerk circulated a report to members showing current enforcement cases. It was noted that the Enforcement team believed that the hedge on Church Lane was undergoing management and was not being removed.

**011. Representative reports**

Cllr Ms Dulieu requested a meeting with BFC regarding the use of Bracknell Forest SANG for RBWM planning applications.

Members agreed that an additional member of the committee to fill the vacancy was needed,

**012. Date of next meeting**

The date for the next meeting is Thursday 5 March 2020 at 7.45pm.

**013. Closure of the meeting**

There being no further business the meeting closed at 8.31pm.

**PLANNING APPLICATIONS FOR CONSIDERATION**

**Planning List BFC 07/20**

**20/00070/FUL** 4 Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

*Erection of garage and driveway to front of property, erection of free standing decking and steps at front and rear of property.*

**20/00021/TRTPO** Ashberry 90 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

*TPO 393 – Application to prune 1 tree*

**20/00081/FUL** Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

*Erection of outbuilding forming additional school accommodation for pupils and alterations to existing play area installation of new play equipment.*

**Planning List BFC 08/20**

**20/00025/TRTPO** 50 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

*TPO 393 – Application to prune 1 tree.*

**20/00028/TR5** Land to the rear of 41 Flemish Place, Warfield, Bracknell, Berkshire RG42 2FG

*TPO 1/1988 – Application to prune 1 tree.*

**Planning List BFC 09/20**

**20/00043/FUL** 33 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

*Conversion of garage into habitable accommodation.*

**20/00034/TR5** 1 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

*TPO 393 – Application to prune 1 tree.*

**20/00036/TR5** 35 Shakespeare Way, Warfield, Bracknell, Berkshire RG42 3AQ

*TPO 393 – Notification to remove fallen branch*

**20/00039/TRTPO** 35 Shakespeare Way, Warfield, Bracknell, Berkshire RG42 3AQ

*TPO 393 – Application to prune 1 tree.*

## **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**

**19/01082/FUL** 19 Field Park, Bracknell, Berkshire RG12 2DZ

Part conversion of garage to habitable accommodation and alterations to fenestration.

#### **Approved by Delegated Decision**

**19/00964/FUL** 14 Burnt House Gardens, Warfield, Bracknell, Berkshire RG42 3XY

*Erection of single storey rear extension with rooflights following demolition of existing conservatory.*

#### **Approval by Committee Decision**

**19/01109/FUL** Land adjacent to Knibbs Knook, Warfield Street, Warfield, Bracknell, Berkshire

*Erection of 2x dwellings (2x detached 4 bed units) including associated works.*

#### **Refusal by Delegated Decision**

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

*Display of 1x non-illuminated stack sign and 1 x non-illuminated banner sign.*

#### **Grant with Extra Conditions (Adverts) by Delegated Decision**

**19/00802/FUL** Land adjacent to Fairclough Farm, Watersplash Lane, Warfield, Bracknell, Berkshire

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

#### **Withdrawn**

### **3.0 Recommendation**

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



## **PLANNING APPEALS**

### **1.0 Purpose of this report**

- 1.1 This report contains an update on appeal activity since the last meeting of the committee.
- 1.2 Any update received after the publication of the meeting pack will be reported to the meeting.

### **2.0 Appeals lodged**

None

### **3.0 Appeal updates**

None

## **REGULAR REPORTS**

### **1.0 Purpose of this report**

- 1.1 This report contains items regularly reported including CIL and enforcement updates.

### **2.0 Community Infrastructure Levy**

- 2.1 No CIL liability or demand notices covering Warfield have been issued since the last meeting of the committee.

**3.0 Enforcement activity**

<b>Address</b>	<b>Activity</b>	<b>Reference no.</b>	<b>Update</b>	<b>Status</b>
Hermitage Caravan Park	Condition of site		reported	Reported
Land opp. Hurley Cottage, Church Lane	Removal of hedgerow	EN/20/00012/UOTH	Being monitored by Enforcement. Likely management work only.	Ongoing
Land opposite Temple Park Roundabout, Binfield Road	Installation of gate and drainage works	EN/20/00016/UOPD	Planning Contravention notice issued. No planning permission sought for the gates or the engineering works	Ongoing

**DATE OF THE NEXT MEETING**

The next meeting will take place on Thursday 26 March 2020 at 7.45pm.