

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 7 July 2020 (Virtual Meeting)

To Councillors

Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

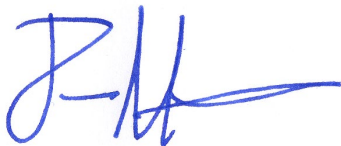
You are summoned to attend a virtual meeting of the Planning & Transport Committee on Tuesday 7 July 2020 at 7.45pm.

The meeting will take place on the Zoom platform. Please use the link in the e-mail or use the following details

Meeting ID: 824 6993 9341

Password: 257189

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 Tuesday 7 July 2020 (Virtual meeting)

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. **This meeting will be recorded by the Clerk through the Zoom platform to assist with the production of the minutes 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 5 March 2020	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 that are for consideration at this meeting. This session will last for a maximum of 10 minutes.	6
007.	Planning & tree applications (BFC planning lists 25/20, 26/20 and 27/20)	7
008.	Planning determinations of Bracknell Forest Council	9
009.	Planning appeals	10
010.	Recurring reports	11
011.	Representatives reports	
012.	Date of the next meeting The next meeting of the committee will take place on Monday 27 July 2020 at 7.45pm	13
013.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 5 March 2020** at **7.45pm** in the **Warfield Parish Council Office**

Members present: Ms Dulieu, Fitzwilliams, Ms Thorin and Mrs Wallen

Other attendees: Parish Clerk

Cllr Ms Dulieu took the chair

001. Apologies for absence

No apologies for absence were received.

002. Declarations of Interest

No declarations of interest were received.

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 Mrs Wallen, 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 minutes.

005. Correspondence and items for information

There was no correspondence or items for information to note.

006. Public participation

There were no requests for public participation

007. Planning & tree applications (BFC lists 07/20, 08/20 and 09/20)

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.

Considered no objection

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

TPO 393 – Application to prune 1 tree

Recommended refusal

Excessive work is proposed.

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.

Considered no objection

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.

Observations made

Leave to Tree Officer

Planning list BFC 09/20

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

Conversion of garage into habitable accommodation.

Considered no objection

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

TPO 393 – Application to prune 1 tree.

No comment – 5 day application

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

TPO 393 – Notification to remove fallen branch

No comment – 5 day application

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

TPO 393 – Application to prune 1 tree.

Recommended refusal

The proposed works are excessive.

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:

19/01082/FUL 19 Field Park, Bracknell, 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, 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,

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,

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,

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

Withdrawn

Members noted the report.

010. Planning appeals

No update provided.

011. Ongoing issues

a. CIL and S106 contributions

There was no update reported.

b. Current and potential enforcement cases

There was no update reported.

012. Representative reports

Cllr Fitzwilliams asked for 18/00011/FUL to be looked at with regard to drainage. The Clerk would pass this to Building Control.

Cllr Mrs Wallen mentioned dogs at Frost Folly. The Clerk would pass on concerns to the Rangers.

012. Date of next meeting

The date for the next meeting is Thursday 26 March 2020.

013. Closure of the meeting

There being no further business the meeting closed at 8.21pm.

PUBLIC PARTICIPATION

A period of up to 10 minutes is set aside at the meeting for the public to make either make a statement On any matter arising at this meeting. This time will also include any written representations received by the Parish Clerk in advance of the meeting.

Each member of the public may speak for no more than five minutes and they should direct their comments to the chairman of the meeting.

Members of the public are reminded this is not a public meeting and they may only speak with the authority of the chairman of the meeting, who will decide who to call.

A summary of the arrangements and rules regarding public participation can be found on the council website at www.warfieldparishcouncil.gov.uk

PLANNING APPLICATIONS FOR CONSIDERATION

Planning List BFC 25/20

20/00351/FUL Springway Osborne Lane, Warfield, Bracknell, Berkshire RG42 6DY

Erection of single storey rear extension and first floor extension following partial demolition of existing single storey rear extension.

20/00370/FUL Ashirward 1 Roman Way, Warfield, Bracknell, Berkshire RG42 7UT

Erection of two storey front and side extension and first floor extension over existing garage.

20/00420/FUL 4 Westwates Close, Bracknell, Berkshire RG12 2ED

Section 73 application for amendment to planning permission 19/00470/FUL for the erection of single storey garden office with rooflights. For clarification: this application is to remove 3x rooflights and install 2x windows on north elevation.

20/00123/TRTPO Land (The Chestnuts) to the rear of 8 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to fell 4 trees and remove holly.

Planning List BFC 26/20

20/00408/FUL Brockhill Stables Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

Erection of 1x dwelling following demolition of existing barn.

20/00411/FUL Land adjacent to Breadcroft Cottages, Cocks Lane, Warfield, Bracknell, Berkshire

Section 73 application to remove condition 14 of planning permission 18/00601/OUT – Outline application for the erection of 4x 3 bedroom dwellings and 1x 4 bedroom dwelling with associated parking and access following demolition of existing buildings. (Access, layout and scale under consideration). For clarification: this application seeks to remove condition 14 to allow an entrance gate.

Wish to remove condition 14 to allow the installation of gates on the access road – set 10m back from the highway.

Planning List BFC 27/20

20/00412/FUL 28a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

Erection of detached single garage.

20/00424/FUL Sunnyside Forest Road, Hayley Green, Warfield, Bracknell, Berkshire
RG42 6BU

Section 73 application to vary condition of planning permission 17/00082/FUL for the erection of a detached 4 bedroom dwelling with associated parking, landscaping and relocated parking for existing dwelling. (For clarification: the application seeks to allow for the installation of a water mist system in lieu of the dry riser for the fire safety provisions).

20/00433/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.

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

19/00890/FUL Fairfield 21 Westwates Close, Bracknell, Berkshire RG12 2ED

Erection of single storey front extension following demolition of existing garage.

Approved by Delegated Decision

19/00945/FUL Land at Cruchfield Manor, Ascot Road, Warfield, Bracknell, Berkshire

Erection of single storey extension to existing stables forming washdown room and double garage, and alterations to existing stables building following removal of existing mobile home.

Approval by Delegated Decision

19/00946/LB Land at Cruchfield Manor, Ascot Road, Warfield, Bracknell, Berkshire

Listed Building consent for refurbishment works and enclosure of existing stables and erection of detached washdown room and garage, following removal of existing mobile home.

Approval by Delegated Decision

20/00370/FUL Ashirwad 1 Roman Way, Warfield, Bracknell, Berkshire

Erection of two storey front and side extension and first floor extension over existing garage.

Withdrawn

20/00383/PAD Windmill Farm Malt Hill, Warfield, Bracknell, Berkshire

Application for prior determination for the construction of agricultural access way.

Not Required

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

- 2.1 None

3.0 Appeal updates

- 3.1 None

RECURRING 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 CIL receipts received in 2020/21

3.1 This is a report appears on a bi-annual basis upon receipt for CIL from the borough. CIL receipts are paid to the parish twice yearly in arrears.

3.2 CIL receipts paid in financial year 2020/21.

October 2019 – March 2020			
Development		Amount received 10/19 – 3/20	Parish share
Land at Watersplash Lane		£283,311.25	£42,496.69
Land south of Fairclough Farm		£228,852.29	£34,327.84
Land at East of Avery Lane		£946,219.52	£141,932.93
Garth Works, Kennel Lane		£137,088.64	£20,53.30
October 2019 – March 2020 total			£239,320.76

The payment schedule of CIL is agreed between the borough and developer.

3.0 Enforcement activity

Address	Activity	Reference no.	Update	Status
Hermitage Caravan Park	Condition of site		reported	Reported
Land opp. Hurley Cottage, Church Lane	Removal of hedgerow	EN/20/00012/UOTH	Investigation underway. Intention of the landowner being sought.	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 Monday 27 July 2020 at 7.45pm.