

NOTICE OF MEETING

Planning & Transport Committee

7.45pm on Tuesday 18 August 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 18 August 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: 863 4170 1590

Password: 714553

Any apologies for absence should be communicated to the Clerk ahead of the meeting



Jason Mawer

Clerk to the Council

The seven principles of public life

Selflessness | Integrity | Objectivity | Accountability | Openness | Honesty | Leadership

AGENDA

Meeting of Planning & Transport Committee

7.45pm on Tuesday 18 August 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 Monday 27 July 2020	0
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.	0
007.	Planning & tree applications (BFC planning lists 31/20, 32/20 and 33/20)	0
008.	Planning determinations of Bracknell Forest Council	0
009.	Planning appeals	0
010.	Recurring reports	0
011.	Representatives reports	
012.	Date of the next meeting The next meeting of the committee will take place on Monday 7 September 2020 at 7.45pm	0
013.	Closure of the meeting	

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held **virtually** on **Monday 27 July 2020** at **7.45pm**

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

Other attendees: Parish Clerk

001. Apologies for absence

Apologies for absence were received from Cllrs Fitzwilliams and Ms Thorin,

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meeting held on 7 July 2020

The minutes of the previous meeting held on 7 July 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.

004. Matters arising

The Clerk was continuing to try and arrange a meeting about SANG strategy.

005. Correspondence and items for information

Two Tree Preservation Orders had been received

Order 1330 for Nuptown Piggeries was now a confirmed order.

Order 1338 Land to the north of Warfield Street and to the east of Osborne Lane (adjoining The Old Gables to the West) was a draft order.

The Clerk advised members that the permitted development on increasing the height of buildings applied to all residential structures, but that we would need to wait to see more and for guidance from the borough.

006. Public participation

There were no requests for public participation.

007. Planning & tree applications (BFC lists 28/20, 29/20 and 30/20)

Planning List BFC 28/20

20/00439/FUL Nestings Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

Erection of a single storey storage building and erection of first floor extension to existing office and store to provide additional office accommodation.

Considered no objection

20/00458/FUL 62 Walsh Avenue, Warfield, Bracknell, Berkshire RG42 3XZ

Erection of single storey rear and first floor side extension.

Considered no objection

20/00156/TR5 Opposite 5 Goose Corner, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6BY

TPO 431 – Application to prune 1 tree.

No consideration- 5 day order

Planning List BFC 29/20

20/00160/TRTPO Woodleigh Warfield Street, Warfield, Bracknell, Berkshire RG42 6AR

TPO 382 – Application to prune 5 trees and fell 2 trees.

Considered no objection

The committee decided not to ask for replacement trees to be planted due to the lack of space on the site.

Planning List BFC 30/20

20/00419/FUL Nestings Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

Change of use of playroom ancillary to residential use (C3) to office (B1).

Considered no objection

20/00505/FUL 6 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

Erection of first floor side extension.

Considered no objection

20/00509/FUL Malt Hill Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6JQ

Erection of detached ancillary residential dwelling following demolition of existing barn.

Observations – a bat survey should be conducted

20/00541/FUL 19 Dorset Vale, Warfield, Bracknell, Berkshire RG42 3JL

Erection of first floor side extension.

Considered no objection

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:

2.0 Applications determined

20/00250/3 Westmorland Park Pavillion, Westmorland Drive, Warfield, Bracknell, Berkshire

Baseball netting/scaffolding poles to be raised by 2 metres to provide better screening for the adjacent tennis club.

Approved by Committee Decision

20/00103/TRTPO 12 Innings Lane, Warfield, Bracknell, Berkshire RG42 3TR

TPO 372 – Application to fell 2 trees.

Refusal by Delegated Decision

20/00156/TR5 Opposite 5 Goose Corner, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

TPO 431 – Application to prune 1 tree.

Approval by Delegated Decision

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

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

Approval by Delegated Decision

Members noted the report.

009. Planning appeals

No update to report.

010. Ongoing issues

a. CIL and S106 contributions

There was no update to report

b. Current and potential enforcement cases

There was no update to report on the recent enforcement cases. The Clerk would follow with enforcement the tarmac and removal of hedgerow at the Hermitage as well as Osborne Lane.

011. Representative reports

There were no representatives reports.

012. Date of next meeting

The date for the next meeting is Tuesday 18 August via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8.12pm.

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 31/20

20/00526/FUL Trelawne Cottage West End Lane, Warfield, Bracknell, Berkshire RG42 5RJ
Erection of first floor side extension and conversion of garage to habitable room.

20/00177/TRTPO Land to the rear of 3 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to fell 1 tree

Planning List BFC 32/20

20/00461/FUL Whitelocks Farm, Garsons Lane, Warfield, Bracknell, Berkshire RG42 6JD
Conversion and extension of existing brick building to form 2 bedroom dwelling, with garden and parking area and permanent removal of existing lawful 2 bedroom mobile home.

20/00566/FUL 36 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ
Erection of single storey rear extension and conversion of garage into habitable accommodation with internal alterations.

Planning List BFC 33/20

20/00542/FUL Brookfield Farmhouse, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BH

Erection of single storey extension to the rear for a ‘endless’ swimming pool, gym, changing room and garden equipment storage.

20/00548/FUL 29 Essex Rise, Warfield, Bracknell, Berkshire RG42 3XG

Erection of roof extension above garage to provide habitable accommodation.

20/00191/TRTPO Land behind 4 Shorland Oaks, Warfield, Bracknell, Berkshire RG42 2JZ

TPO 226 – Application to fell 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

20/00320/FUL 9 The Larches, Warfield Park, Bracknell, Berkshire RG42 3RR

Erection of outbuilding and erection of access ramp, raised platform and steps.

Approved by Delegated Decision

20/00351/FUL Springway Osborne Lane, Warfield, Bracknell, Berkshire

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

Approved by Delegated Decision

20/00110/TRTPO Land (Whitegrove Copse) adj to The Laurels 1 Tarragon Close, Bracknell, Berkshire RG12 2BZ

TPO 186 – Application to prune 1 tree.

Approval by Delegated Decision

19/00888/FUL Scotlands House Forest Road, Newell Green, Warfield, Bracknell, Berkshire

Erection of 15x houses with associated car parking, landscaping and open space served by new access from Forest Road.

Refusal by Delegated Decision

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.

Approved & Legal Agreement Signed by Delegated Decision

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: the application seeks to remove condition 14 to allow an entrance gate.

Approval by Delegated Decision

20/00043/FUL 33 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ
Conversion of garage into habitable accommodation.

Approval by Delegated Decision

20/00068/TRTPO 48 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX
TPO 393 – Application to fell 1 tree and prune 1 tree

Refusal by Delegated Decision

20/00412/FUL 28a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN
Erection of a detached single garage.

Approval by Delegated Decision

20/00424/FUL Sunnyside, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire
Section 73 application to vary condition 19 of planning permission 17/00082/FUL for the erection of a detached 4 bedroomed 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 a dry riser for fire safety.

Approval by Delegated Decision

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 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 7 September 2020 at 7.45pm.