

# NOTICE OF MEETING

## Planning & Transport Committee

7.45pm on Monday 7 September 2020 (Virtual Meeting)

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To Councillors

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Dulieu, Fitzwilliams, M Jones, Thorin and Wallen

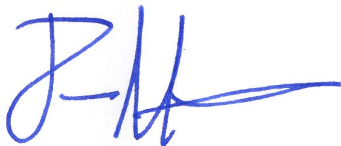
**You are summoned to attend a virtual meeting of the Planning & Transport Committee on Monday 7 September 2020 at 7.45pm.**

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

Meeting ID: 837 5065 2192

Password: 990659

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 Monday 7 September 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.	<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.	
003.	<b>Minutes of the previous meeting</b> To approve the minutes of the council meeting of Tuesday 18 August 2020	3
004.	<b>Matters arising from the previous meeting</b> Matters arising from the previous meeting not covered elsewhere on the agenda	
005.	<b>Correspondence received and items for information</b> to be tabled at the meeting	
006.	<b>Public participation</b> 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.	7
007.	<b>Planning &amp; tree applications (BFC planning lists 34/20, 35/20 and 36/20)</b>	8
008.	<b>Planning determinations of Bracknell Forest Council</b>	9
009.	<b>Planning appeals</b>	10
010.	<b>Recurring reports</b>	11
011.	<b>Planning White Paper</b> To discuss any potential response to the Planning White Paper	13
012.	<b>Representatives reports</b>	
013.	<b>Date of the next meeting</b> The next meeting of the committee will take place on Tuesday 29 September 2020 at 7.45pm	14
013.	<b>Closure of the meeting</b>	

**PLANNING & TRANSPORT COMMITTEE**

**MINUTES OF THE MEETING**

held **virtually** on **Tuesday 18 August** at **7.45pm**

**Members present:** M Jones (chair), Ms Dulieu, Fitzwilliams and Thorin

**Other attendees:** Parish Clerk

**001. Apologies for absence**

Apologies for absence were received from Cllr Mrs Wallen

**002. Declarations of Interest**

No declarations of interest were made.

**003. Minutes of the previous meeting held on 27 July 2020**

The minutes of the previous meeting held on 27 July 2020 were circulated to members ahead of the meeting. The minutes were proposed by Cllr M Jones, seconded by Cllr Ms Dulieu 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**

Members were advised that correspondence had been received from Mr & Mrs Kennedy relating to application 20/00548/FUL and from Jane Overman relating to application 20/00566/FUL. Both applications are on the planning list for consideration.

**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 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.*

Considered no objection

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

*TPO 393 – Application to fell 1 tree*

Observation

Leave to Tree Officer

**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.*

Considered no objection

**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.*

Recommended refusal

Insufficient parking space with loss of garage. Concern about the tree roots to neighbouring property being affected by this application.

### **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.*

Considered no objection

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

*Erection of roof extension above garage to provide habitable accommodation.*

Recommended refusal

The proposed extension by reason of its design and close proximity to the boundary would result in an unneighbourly and overbearing form of development to the detriment of the amenities and the occupiers of neighbouring properties contrary to policy EN20 and Policy CS7

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

*TPO 226 – Application to fell 1*

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:

**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**

Members noted the report.

### **009. Planning appeals**

Members noted the appeal notification for 19/00632/OUT – land adjacent to Newell Hall for outline permission to build a 45 bedroom care home will take place from 15 September 2020 for up to 6 days.

### **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**

Cllr Fitzwilliams reported to members that while in the area he had met the owner of the new stable on Osborne Lane who had discussed the works taking place on site. The Clerk would speak to Planning Enforcement and Building Control regarding the location of the building and the connection of the water.

Cllr Ms Dulieu advised members that some clear up work had taken place at the old Montessori School site. Cllr Ms Dulieu asked about the roadworks on Malt Hill. The Clerk advised that nothing was showing on the roadworks finder but he would investigate. Post the meeting, signage indicated the work was for Giga Clear and the rollout of rural broadband.

### **012. Date of next meeting**

The date for the next meeting is on Monday 7 September via Zoom. Cllr Fitzwilliams tendered his apologies.

### **013. Closure of the meeting**

There being no further business the meeting closed at 8.13pm.

### **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](http://www.warfieldparishcouncil.gov.uk)

**PLANNING APPLICATIONS FOR CONSIDERATION**

**Planning List BFC 34/20**

**20/00624/FUL** Hogoak House, Hogoak Lane, Warfield, Bracknell, Berkshire RG42 6HU

*Loft conversion including formation of 3x dormer window to front elevation and 6x roof lights to rear elevation. Raising of roof height to create habitable accommodation above single storey accommodation to side.*

**20/00193/TRTPO** 23 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

*TPO 82 – Application to prune 1 tree*

**Planning List BFC 35/20**

**20/00601/FUL** The Old Stables 22 Priory Lane, Warfield, Bracknell, Berkshire RG42 2JT

*Construction of a single car port to side.*

**20/00203/TRTPO** 3 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to prune 2 trees*

**Planning List BFC 36/20**

No Applications



## 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

**20/00263/FUL** 7 Crozier Lane, Warfield, Bracknell, Berkshire RG42 4GT

*Installation of door to existing car port.*

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

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

*Erection of single storey rear and first floor side extension.*

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

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

TPO 393 – Application to prune 1 tree.

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

**19/00112/TRTPO** 18d The Elms, Warfield Park, Bracknell, Berkshire RG42 3RP

*TPO 142 – Application to prune 2 trees.*

#### **Part Approval, Part Refusal by Delegated Decision**

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

*Erection of first floor side extension and enlargement of driveway.*

#### **Approval by Delegated Decision**

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

*Erection of first floor side extension.*

#### **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 The appeal relating to 19/00632/OUT – land adjacent to Newell Hall for outline permission to build a 45 bedroom care home will take place from 15 September 2020 for up to 6 days.

### **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**

<b>Address</b>	<b>Activity</b>	<b>Reference no.</b>	<b>Update</b>	<b>Status</b>
Hermitage Caravan Park	Condition of site		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
Stables, Osborne Lane	Location of entrance		Reported	

## **PLANNING WHITE PAPER**

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

- 1.1 The recently issued White Paper, Planning for the Future has been circulated to members. A consultation period is underway and members are asked to consider the nature of any response

### **2.0 Key Information**

- 2.1 This consultation is on proposals for reform of the planning system in England. The consultation closes at 11:45pm on 29 October 2020.
- 2.2 The committee can decide if it wishes to comment and the nature of the comments.
- 2.3 The Clerk will provide a brief overview at the meeting of matters the committee may wish to comment upon.

**DATE OF THE NEXT MEETING**

The next meeting will take place on Tuesday 29 September 2020 at 7.45pm.