

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Monday 11 January 2021**

Members present: Cllrs Jones (Chair), Ms Dulieu, Fitzwilliams, Ms Thorin and Mrs Wallen

Other attendees: Parish Clerk

001. Apologies for absence

No apologies were received.

002. Declarations of Interest

No declarations of interest were declared.

003. Minutes of the previous meeting held on 21 December 2020

The minutes of the previous meeting held on 21 December 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

Members met with Simon Cridland of Bracknell Forest Council to discuss SANG land in Warfield.

005. Correspondence and items for information

The Clerk advised members that correspondence had been received from Bracknell Forest Council regarding street name plates around Nuptown and their replacement.

006. Public participation

There were no requests for public participation.

007. Planning & tree applications (BFC lists 49/20, 50/20 and 51/20)

Planning List BFC 52/20

20/00374/TRTPO 57 and 63 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

TPO 393 – Application to prune 2 trees.

Considered no objection

Planning List BFC 01/21

20/00127/FUL Land opposite Temple Park roundabout, Binfield Road, Binfield, Bracknell, Berkshire

Erection of a stable block, change of use of the land for equestrian purposes, erection of 1.9m high gates (retrospective) and associated engineering works, including raising of land levels.

Recommended refusal

Members raised concerns about the nature and specifics of elements of the proposals

1. The Planning & Design Statement (December 2020) para 4.5 states that the ‘accommodation would primarily be at ground floor level with 6 stalls, a wash station, bedding/hay/feeding store and toilets. Additional and secure storage for feed and tack would be accommodated within the loft above, in addition to the provision of male, female and disabled toilet facilities in order to encourage disabled riders from the local area.’

The drawings supplied with the application (PL-07) show communal toilet facilities and no provision for disabled toilet facilities and show a first floor providing extra storage and a seating area for owners. The upper area does not appear accessible for all disabled users.

2. There appears to be no provision for use on the site by riders with disabilities as is the major selling point of this application (paras 4.6, 5.15 and 6.1)
3. There is a lack of clarity on the requirements for parking or the location of parking on site and potential traffic movements.
4. The size and bulk of the building appears excessive, particularly provision of a second floor area.
5. The provision of land for equestrian purposes seems limited and access from the site for riders on horseback would be onto 40mph B3018 Binfield Road.
6. The levelling off of areas of the site would appear contrary to policy CS1 which is to protect and enhance the character of local landscapes and the wider countryside.
7. The development is outside of settlement area.

Members have noted references in the Planning & Design Statement to housing, particularly para 4.1 regarding ‘well-designed homes’ and 5.9 which says ‘Furthermore, paragraph 78 of the NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities.’. These comments are of concern to members who question the motivation of this application. Therefore, if the application is approved a condition should be applied to restrict use of the site and building to equestrian use only.

20/00338/TRTPO Land next to 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT
TPO 89 – Application to prune 1 tree.

Observation made

Leave to Tree Officer

20/00045/SCR Land east of Maize Lane, Warfield, Bracknell, Berkshire

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regulation 6. Request for screening opinion: Proposed residential development on the land to the east of Maize Lane within Area 3 of the Warfield Strategic Allocation, for up to 500 new homes, access, greenway connection, sustainable drainage feature and associated green infrastructure, including linear amenity space.

No response made – this application appeared on the planning list in error

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:

20/00855/FUL Land at Osborne Lane, Osborne Lane, Warfield, Bracknell, Berkshire
Erection of an equestrian manege.

Approval by Delegated Decision

20/00868/FUL 48 Northumberland Close, Warfield, Bracknell, Berkshire RG42 3XD
Erection of single storey side and rear extension. Increase in height of canopy roof to front.

Approval by Delegated Decision

20/00878/FUL Chancel Mansions Hebbecastle Down, Warfield, Bracknell, Berkshire
Replacement of all white double glazed timber windows with white double glazed PVCu windows. Communal doors to be replaced with a composite material.

Approval by Delegated Decision

The planning determinations report was noted.

009. Planning appeals

There were no updates 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.

011. Representative reports

Cllr Ms Thorin reported that trees were being cut down in Cricketers Lane. It was established that the trees were not protected by TPO. The matter was referred to the Tree Officer.

Members were advised that 42 Walsh Avenue was on the next BFC Planning Committee agenda.

012. Date of next meeting

The date for the next meeting is on Tuesday 2 February 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:28pm.