

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 2 February 2021**

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

Other attendees: Parish Clerk, Cllrs-elect Finch and McCracken

001. Apologies for absence

Apologies for absence were received from Cllr Fitzwilliams

002. Declarations of Interest

Cllr Ms Thorin declared an interest in application 20/01306/FUL Inglenook, Forest Road, Hayley Green.

003. Minutes of the previous meeting held on 11 January 2021

The minutes of the previous meeting held on 11 January 2021 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Mrs Wallen, seconded by Cllr Ms Dulieu and **APPROVED** by members present.

004. Matters arising

There were no matters arising that were not covered elsewhere on the agenda.

005. Correspondence and items for information

The Clerk advised members that correspondence had been received from Bracknell Forest Council regarding draft TPO 1344 for land East of Cricketers Lane, South of Bracknell Road, West of Winkfield Row, North of Forest Road and bounded by various properties.

Members noted that they had been copied into correspondence sent in objection to application 20/01044/FUL from 1 resident and 20/01085/FUL from 6 residents.

006. Public participation

Objections to application 20/01085/FUL were made by Rebecca Murphy and Andrew Harvey.

007. Planning & tree applications (BFC lists 02/21, 03/21 and 04/21)

Planning List BFC 02/21

20/01036/FUL Inglenook Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DB

Erection of single storey side extension.

Considered no objection

20/01044/FUL 7 Surrey Court, Warfield, Bracknell, Berkshire RG42 3XR

Retrospective change of use from amenity land to residential curtilage (C3 use class) enclosed by 1.8m high fence and retention of shed.

Observations made

The council feel the proposal is detrimental to the street scene and would like a native hedgerow planted for screening purposes

20/01050/FUL Vagabond Cottage Osborne Lane, Warfield, Bracknell, Berkshire RG42 6ED

Demolition of existing garage and carport and erection of new carport with storage.

Considered no objection

20/01055/FUL West End Stables West End Lane, Warfield, Bracknell, Berkshire RG42 5RH

2 year temporary use of land for stationing a residential mobile home on land within the mixed use site of West End Stables.

Observations made

A condition requiring removal of the mobile home upon completion of the works is proposed.

20/01056/LB Brockdale Cricketers Lane, Warfield, Bracknell, Berkshire RG42 6JR

Remedial and repair works to sections of barn outbuildings within the site of Brockdale.

No comment made – the council does not comment on listed building consents

20/01062/FUL 48 Francis Gardens, Warfield, Bracknell, Berkshire RG42 3SX

Erection of single storey side extension.

Considered no objection

21/00333/TR5 Land in front of 19-25 Holly Spring Lane, Bracknell, Berkshire RG12 2LW

TPO 372 – Application to prune 1 tree.

No comment made – five day application already considered by BFC

Planning List BFC 03/21

20/01071/FUL Brockhill Stables Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

New stables block in revised location within the site following demolition of existing stable blocks.

Recommended refusal

there is a lack of information regarding waste and drainage in the proposal, which is indicated as a problem on site

20/01089/FUL Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Demolition of three storey side bay, lean-to porch and single storey additions to former dairy, erection of single storey rear and side extension, amendments to existing fenestration and internal alterations.

Considered no objection

20/01090/LB Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Application for listed building consent for the demolition of three storey side bay, lean-to porch and single storey additions to former dairy, erection of single storey rear and side extension, amendments to existing fenestration and internal alterations.

No comment made – the council does not comment on listed building consents

20/01085/OUT Brookfield Farm Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BH

Outline application for residential development of up to 90 dwellings including public open space and associated infrastructure, including a new cycle path connecting Edmunds Lane. Matter of access to be determined with all other matters reserved.

Recommended refusal

The site is outside of the existing defined settlement in the countryside is overdevelopment of the site and out of keeping with the area

The site sits outside of the Warfield SPD area. The proposed site is adjacent to the SPD area. The SPD area is due to deliver additional property and infrastructure including much needed junction improvements. This proposal would deliver more traffic onto the local roads without the improvements.

There are no public transport links following the cancellation of the local bus service therefore all vehicle movements will be by private car.

Access onto Forest Road is considered inappropriate due to its position close to Strawberry Hill and The Limes. The council also has concerns with additional vehicles accessing the five ways junction and Malt Hill crossroads.

BFC can demonstrate a five-year housing land supply

The site contains trees and hedgerows protected by TPO 86

The site contains bat roosts

The proposal is contrary to BFC policies EN7, EN10 and CS9 and WNP7 in the emerging Warfield Neighbourhood Plan as the land is designated as a local gap.

The proposal would remove livery facilities and dilute rural diversification (contrary to WNP policy 11)

The land is considered high quality for agricultural purposes.

The council considers that the proposal does not deliver sustainable development as required by paragraph 9 and 11 of the National Planning Policy Framework (NPPF);

Concern over the potential impact of run-off of surface water on the Bullbrook

There appears to be no air quality assessment for the protected Windsor Forest area

The site neighbours the listed structures including Warfield House.

The proposal undermines the principles of neighbourhood plan making in Warfield in the period to 2026 by being premature to the Warfield Neighbourhood Plan, which has reached an advanced stage in its preparation and which is empowering local people to shape their surroundings by setting out a positive vision for the future of their area, and so is contrary to NPPF paragraphs 15 and 28 to 30.

The development goes against policy WNP1 of the emerging WNP. A Spatial Strategy for the Parish indicates that development proposals beyond the identified boundaries of Newell Green, Warfield Street and Hayley Green will only be supported if they are 'appropriate forms of development and they are consistent with development plan

policies relating to the historic environment, heritage assets, landscape character, protecting the natural environment and where they will not compromise the delivery of the green infrastructure network'.

The proposal is also contrary to WNP policies:

WNP5: Promoting Good Design in Hayley Green

WNP7: Local Gaps

WNP11: Supporting Rural Diversification

WNP12: Protecting and Enhancing Heritage and Biodiversity

NPPF para 49 establishes the limited circumstances in which a planning application may be considered premature:

“49. However in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

1. the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
2. the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.”

The parish council is of the view that the scale and location of this development is significant to this area and undermines the WNP and that the emerging plan being at examination is at an advance stage. The council would draw attention to appeal APP/H1705/W/20/3248187 Land on the South and South East side of Harts Lane, Burghclere, Hampshire which demonstrated that the principle of prematurity is integral to ensuring the effectiveness of a plan-led system.

21/00006/TRTPO 27 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

TPO 82 – Application to prune 1 tree.

Recommended refusal

The council believe the proposed works are excessive

21/00008/TRTPO 2 Kilnside Goughs Lane, Warfield, Bracknell, Berkshire RG12 2HW

TPO 477A – Application to prune 1 tree.

Recommended refusal

The council considers the principal proposals are excessive

The council would consider less of a reduction as previously proposed.

19/00497/FUL - AMENDMENT Land North Of Herschel Grange Warfield Street Warfield

Erection of 33 dwellings (including 10 affordable dwellings), with car parking, landscaping, open space and access from Herschel Grange, following demolition of 6 Herschel Grange.

Recommended refusal

The original objections of the council remain in that the application:

Is outside of the existing defined settlement in the countryside

Is overdevelopment of the site and out of keeping with the area

There are concerns regarding additional traffic in the area following the approval of the land north of Newhurst Gardens

The proposal is urbanisation of designated character area

The proposal has impact on local open space

In addition to these comments, the council notes that:

The amenity space in the amendment is smaller than that of the original proposal

The location of the foul water pumping station next the amenity space is unappealing

Contrary to BFC policy, back gardens across the site back onto wildlife corridors and open space

The proposed oak tree planting at plot 15 is inappropriate for the size of garden

The original officers report notes that the proposals go against policy CS9, BFBLP 'Saved' Policy EN8 and 'Saved' Policy H5. The council considers that the proposal does not deliver sustainable development as required by paragraph 9, 11 and 16 of the National Planning Policy Framework (NPPF);

The proposal undermines the principles of neighbourhood plan making in Warfield in the period to 2026 by being premature to the Warfield Neighbourhood Plan, which has reached an advanced stage in its preparation and which is empowering local people to shape their surroundings by setting out a positive vision for the future of their area, and so is contrary to NPPF paragraphs 15 and 28 to 30.

The development goes against policy WNP1 of the emerging WNP. A Spatial Strategy for the Parish indicates that development proposals beyond the identified boundaries of Newell Green, Warfield Street and Hayley Green will only be supported if they are 'appropriate forms of development and they are consistent with development plan policies relating to the historic environment, heritage assets, landscape character, protecting the natural environment and where they will not compromise the delivery of the green infrastructure network'.

Recent appeals mean we contend the original view of the planning officer that the Neighbourhood Plan carries no material weight in its consideration of the application and could not therefore be used as a reason for refusal.

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Planning List BFC 04/21

No Applications

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

20/00105/TRTPO Warfield House Bracknell Road, Warfield, Bracknell, Berkshire

TPO 61 – Application to prune 2 trees.

[Approval by Delegated Decision](#)

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

TPO 226 – Application to fell 1 tree.

[Approval by Delegated Decision](#)

20/00906/LDC 36 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

Application for a Lawful Development Certificate for the part conversion of garage to utility room.

[Approval by Delegated Decision](#)

20/00566/FUL 36 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

Erection of single storey side and rear extension and part conversion of garage into habitable accommodation.

[Approval by Delegated Decision](#)

20/00910/FUL 20 Oswald Close, Warfield, Bracknell, Berkshire RG42 3SU

Erection of single storey rear extension following demolition of existing conservatory.

[Approval by Delegated Decision](#)

20/00922/FUL 19 Hemmyng Corner, Warfield, Bracknell, Berkshire RG42 2QH

Erection of a single storey rear extension.

Approval by Delegated Decision

21/00333/TR5 Land in front of 19-25 Holly Spring Drive, Bracknell, Berkshire RG12 2LW

TPO 372 – Application to prune 1 tree.

Approval by Delegated Decision

20/00935/FUL 27a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

Erection of single storey detached garage.

Approval by Delegated Decision

20/00976/FUL 3 Goddard Way, Warfield, Bracknell, Berkshire RG42 2JR

Erection of first floor side extension including installation of 1x dormer to front elevation and 1x skylight to rear elevation and replacement of roof on garage.

Approval by Delegated Decision

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

TPO 393 – Application to prune 2 trees.

Approval by Delegated Decision

The planning determinations report was noted.

Members noted that 19/03274/FUL West End Stables was approved at the Planning Committee meeting on 21 January.

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 mentioned the surface water flooding around the parish.

Cllr Mrs Wallen mentioned possible oil pollution from the car park at Cabbage Hill.

012. Date of next meeting

The date for the next meeting is on Tuesday 23 February 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 9:05pm