

# WARFIELD PARISH COUNCIL

## MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 23 February 2021**

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

**Other attendees:** Parish Clerk, Cllr-elect McCracken

### **001. Apologies for absence**

No apologies for absence were made.

### **002. Declarations of Interest**

No declarations of interest were made.

### **003. Minutes of the previous meeting held on 2 February 2021**

The minutes of the previous meeting held on 2 February 2021 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**

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

### **005. Correspondence and items for information**

The Clerk updated members on the Neighbourhood Plan and that the HRA report had been sent to the examiner. The HRA raised no issues.

Correspondence was received from a resident concerning application 21/00084/FUL 48 Hebbecastle Down and regarding the arrangements for the appeal at the Hermitage Caravan Park.

### **006. Public participation**

No requests for public participation were made.

### **007. Planning & tree applications (BFC lists 05/21, 06/21 and 07/21)**

#### **Planning List BFC 05/21**

**20/01000/FUL** Delrena The Splash, Warfield, Bracknell, Berkshire RG42 4SS

*Erection of first floor extension, two storey extensions to rear and side, single storey side extension and canopy to front.*

Considered no objection

#### **Planning List BFC 06/21**

**21/00051/FUL** Land off Westhatch Lane, Warfield, Bracknell, Berkshire

*Section 73 application to vary conditions 3,5,7,9 of planning permission 17/00923/FUL.*

Considered no objection

**21/00060/FUL** Nestings Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

*Temporary planning permission for 2 years for the change of use of land to storage of Caravans and Motorhomes and hard standing (retrospective).*

Considered no objection

**20/01086/FUL** Land adjacent to Hayley Green Farm, Hayley Green, Warfield, Bracknell, Berkshire

*Replacement of existing agricultural access and track with new improved access and track.*

Recommended refusal

The council is concerned about the safety of the new access onto a busy road which bends, Members are also concerned that the access is opposite an existing accessway for the currently disused Montessori School site.

The council is confused about the status of the existing track and entrance that have been reopened recently

The council consider the existing accessway adjacent to the main buildings are sufficient for access.

The council are concerned about the removal of existing trees with no proposals for replacement.

#### **Planning List BFC 07/21**

**21/00084/FUL** 48 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QF

*Erection of single storey rear extension, partial garage conversion and a proposed loft conversion with a rear dormer.*

Recommended refusal

The proposals fail to meet the parking standards for a 4 bed property.

#### **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:

**20/00917/FUL** Woodside 8 Cornwall Close, Warfield, Bracknell, Berkshire

*Erection of fence.*

Approval by Delegated Decision

**20/00990/FUL** 50 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QF

*Erection of single storey side extension following demolition of existing garage.*

Approval by Delegated Decision

**20/01001/FUL** Trelawne Cottage, West End Lane, Warfield, Bracknell, Berkshire

*Erection of two storey side extension following demolition of existing garage.*

Approval by Delegated Decision

**20/00265/TRTPO** Connantre Warfield Street, Warfield, Bracknell, Berkshire

*TPO 382 – Application to prune 3 trees and 1 group of trees.*

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

**20/00963/FUL** 7 Romeo Hill, Warfield, Bracknell, Berkshire RG42 3UF

*Change of use of amenity land to private garden and erection of 1.8m high fences to enclose the area.*

**Approval by Delegated Decision**

**20/00370/TRTPO** 48 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

*TPO 218 – Application to prune 1 tree.*

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

**20/01036/FUL** Inglenook Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

*Erection of single storey side extension.*

**Approval by Delegated Decision**

**19/00497/FUL** Land north of Herschel Grange, Warfield, Bracknell, Berkshire

*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.*

**Refusal by Committee Decision**

**20/00746/FUL** 25 Mary Mead, Warfield, Bracknell, Berkshire RG42 3SZ

*Erection of single storey rear extension following demolition of existing conservatory, erection of part first floor/part two storey side extension and conversion of garage to habitable room.*

**Approval by Delegated Decision**

**20/01050/FUL** Vagabond Cottage Osborne Lane, Warfield, Bracknell, Berkshire

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

**Approval by Delegated Decision**

**20/00722/FUL** 42 Walsh Avenue, Warfield, Bracknell

*Erection of first floor side extension and single storey rear extension following demolition of existing conservatory.*

**Approved by Committee**

**20/00918/FUL** Erin Lodge, Jigs Lane, South Warfield

*Erection of single storey rear extension.*

**Approved by Committee**

**009. Planning appeals**

Members noted the arrangements regarding the appeal at the Hermitage Caravan Park.

**010. Ongoing issues**

a. CIL and S106 contributions

Members noted the demand notice issued for Greenways on Osborne Lane.

b. Current and potential enforcement cases

There was no update to report.

**011. Representative reports**

Members discussed matters regarding the new SANG land off Westhatch Lane. The Clerk would pass these on to the Planning Officer.

Cllr Ms Thorin asked about the CCTV cameras for flytipping and the damage to the verges and ditches at Wellers Lane. The Clerk would follow up on these matters.

Cllr Ms Dulieu mentioned using bicycles on SANG land and how congested the sites had become recently.

**012. Date of next meeting**

The date for the next meeting is on Tuesday 16 March 2021 via Zoom.

**013. Closure of the meeting**

There being no further business the meeting closed at 9:08pm.