

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 16 March 2021**

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

Other attendees: Parish Clerk

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 23 February 2021

The minutes of the previous meeting held on 23 February 2021 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin 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

There was no correspondence or information to note.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 08/21, 09/21 and 10/21)

Planning List BFC 08/21

20/01079/3 Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

Erection of single storey extensions to form teaching areas following demolition of existing structures.

Considered no objection

21/00034/FUL Hayley Green Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6BN

Retrospective application for full planning permission for the siting of 4x storage containers for ancillary residential purposes.

Observation

the Parish Council is unable to make a determination based upon the information provided

21/00045/TR5 Malt Hill, Warfield, Bracknell, Berkshire RG42 6BJ

TPO 61 – Application to prune trees.

Works completed

Planning List BFC 09/21

No applications

Planning List BFC 10/21

20/00768/FUL The Three Legged Cross, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AE

Erection of 2 outbuildings.

Considered no objection

21/00041/TRTPO Little Oak 5 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 1 tree.

Considered no objection

21/00163/FUL Hayley Green Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6BN

The siting of a portable cabin to use as an office in support of an indoor farming enterprise.

Observations made

The council would like a fixed period of 3 years for the siting of the unit as part of any condition.

21/00169/FUL 17 Darby Vale, Warfield, Bracknell, Berkshire RG42 2PH

Erection of first floor side extension.

Recommended refusal

The council recommend refusal as there is insufficient parking for the increase in bedrooms.

21/00204/FUL 22 Elen Place, Bracknell, Berkshire RG42 2AQ

Conversion of existing loft to create habitable room, installation of 3x new rooflights following removal of existing solar panels.

Recommended refusal

The council recommend refusal as there is insufficient parking for a 4 bed house.

21/00064/TRTPO 4 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to fell 1 tree.

Recommended refusal

The removal of this veteran tree (part of a line of heritage trees) is unnecessary and will affect the amenity value of the area

Out of area applications (non-statutory consultee)

21/00056/TRTPO Lambrook School, Winkfield Row, Bracknell, Berkshire RG42 6LU

TPO 1344 – Application to prune 3 trees.

Observations made

The council consider the proposals excessive

21/00044/OUT Oak Tree Nursery, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6LH

Outline application for the erection of rural workers dwelling with associated parking (all matters reserved except for access).

Observations made

Warfield Parish Council support the objections submitted by Winkfield Parish Council. The council do not believe this proposal demonstrates exceptional circumstances.

The proposals are contrary to local policies GB1 and GB2.

Members expressed concerns about access to the site being located so close to the existing entrance.

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:

20/00722/FUL 42 Walsh Avenue, Warfield, Bracknell, Berkshire RG42 3XZ

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

Approval by Committee Decision

20/00889/FUL 9 Patrick Gardens, Warfield, Bracknell, Berkshire RG42 3EZ

Erection of first floor side extension, single storey front/side extension, conversion of existing garage to habitable accommodation and amendments to fenestration.

Approval by Delegated Decision

20/00918/FUL Erin Lodge Jigs Lane South, Warfield, Bracknell, Berkshire

Erection of single storey rear extension.

Approval by Committee Decision

20/01056/LB Brockdale Cricketers Lane, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

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

TPO 393 – Application to fell 1 tree.

Approval by Delegated Decision

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

TPO 82 – Application to prune 1 tree.

Refusal by Delegated Decision

20/00008/TRTPO 2 Kilinside, Goughs Lane, Warfield, Bracknell, Berkshire

TPO 477a – Application to prune 1 tree.

Part Approval, Part Refusal by Delegated Decision

20/00083/TRTPO Acorns Goughs Lane, Warfield, Bracknell, Berkshire

TPO 76a – Application to prune 1 tree.

Refusal by Delegated Decision

009. Planning appeals

Members noted the appeal for 29 Essex rise had been dismissed.

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. Developing a response to the local plan

Members discussed the comping local plan consultation and considered the report of the Clerk.

It was agreed that the Clerk would review the latest version of the plan and compare this to the previous version and the councils response.

12. Representative reports

Cllr Mrs Wallen mentioned the hedgerow removed near BrockHill Cottages. The Clerk would report to enforcement.

Cllr Ms Thorin asked about the CCTV cameras for flytipping. The Clerk had no update.

Cllr Ms Dulieu mentioned that the BFC planning meeting on 18 March would be considering the applications at Lyon Oaks and 4 Bedfordshire Down.

012. Date of next meeting

The date for the next meeting is on Tuesday 6 April 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 9:00pm.