

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 6 April 2021**

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

Other attendees: Parish Clerk, Cllr Iain McCracken and one member of the public

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 6 April 2021

The minutes of the previous meeting held on 6 April 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 11/21, 12/21 and 13/21)

Planning List BFC 11/21

21/00058/FUL 78 Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

Conversion of garage into habitable accommodation.

Considered no objection

21/00068/TRTPO Land to the rear of 29 Yorkshire Place, Warfield, Bracknell, Berkshire RG42 3XE

TPO 440 – Application to prune 1 tree.

Considered no objection

Planning List BFC 12/21

21/00137/OUT Grove Gardens Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DE

Outline application for access and layout for erection of 28 dwellings.

Recommended refusal

As the site falls within the Warfield SPD area, an agreed masterplan is required for the area. As there is no agreed masterplan the application should be refused.

Agreed highway improvements are required at Fiveways and no provision is made for this in the plans.

there are concerns about the location of the access to the site being so close to the Fiveways junction.

There are concerns about the flood risk on part of the site.

there is evidence of land contamination and no plan to deal with this.

The site is in close proximity to listed buildings.

Planning List BFC 13/21

21/00244/REM Land north of Newhurst Gardens, Newhurst Gardens, Warfield, Bracknell, Berkshire

Submission of details of access, appearance, landscaping, layout and scale pursuant to Outline Permission APP/R0335/W/17/3182713 (erection of up to 50 residential dwellings (including up to 25% affordable housing), parking, open space and landscaping with access from Newhurst Gardens). For clarity, although access was approved under the outline, an alternative access design is submitted or consideration as part of this application.

Recommended refusal

There is no visitor parking indicated on the plans as required by local parking standards.

21/00257/FUL The New Bungalow Warfield House, Bracknell Road, Warfield, Berkshire RG42 3AT

Erection of 1x4 bedroom detached dwelling with basement following demolition of existing dwelling.

Considered no objection

21/00069/TRTPO Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

TPO 657a and TPO 1330 – Application to prune 7 trees and fell 1 tree.

Observation made

Leave to Tree Officer. The council recommends a replacement native tree is planted to replace the tree removed.

21/00286/PADAS Matchbox Cottage Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BP

Prior Approval for construction of first floor extension to existing dwelling under Class AA of the GDPO.

Considered no objection

21/00076/TR5 MacLaren House, Warfield Park, Warfield, Bracknell, Berkshire RG42 3RG

TPO 1222 – Application to prune 1 tree.

Approved prior to the meeting

21/00260/FUL Lambrook School, Winkfield Row, Bracknell, Berkshire RG42 6LU

Erection of Multi Use Games Area, Netball Court and car parking including levelling works, associated infrastructure including fencing and gate to site.

Recommended refusal

The entire development is out of keeping with the rural area of Cricketers Lane as defined by BFC character assessment for the area.

EA flood mapping suggests that part of the site is at risk of flooding which could be exacerbated by this proposal.

Cricketers Lane is a narrow single vehicle lane and unsuitable for additional traffic accessing the site.

The proposed entrance is close to the junction with Bracknell Road

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:

20/00751/FUL Land adjacent to The Elms, Warfield Park, Bracknell, Berkshire

Change of use of land for the siting of 2x mobile homes (according with the definition of a caravan), erection of detached garages, together with access, parking and landscaping.

Refusal by Delegated Decision

20/00961/FUL 11 Patrick Gardens, Warfield, Bracknell, Berkshire RG42 3EZ

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

Approval by Delegated Decision

20/00812/FUL 4 Bedfordshire Down, Warfield, Bracknell, Berkshire RG42 3UA

Erection of a part 2 storey, part first floor side/rear extension, single storey side and rear extensions, and extended driveway.

Approval by Committee Decision

20/01000/FUL Delrena The Splash, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

20/00371/TRTPO Land at Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

TPO 393 – Application to prune 1 tree.

Approval by Delegated Decision

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 land.

Approval by Delegated Decision

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

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.

Refusal by Delegated Decision

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

Application for listed building consent for 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.

Refusal by Delegated Decision

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

Erection of single storey rear extension, enlargement of existing first floor side extension and installation of rear facing dormer.

Approval by Delegated Decision

009. Planning appeals

Members noted that the appeals for 19/01109/FUL Knibbs Knook, Warfield Street and 19/00888/FUL Scotlands House, Forest Road, Newell Green were both 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

The Clerk brought forward proposals to appoint consultants ONeill Homer to assist with the development of a response to the draft local plan.

Cllr Ms Dulieu proposed the appointment of ONeill Homer. This was seconded by Cllr Fitzwilliams and APPROVED by members present.

012. Representative reports

Cllr Mrs Wallen mentioned the fence on land opposite Planners Farm and asked if anything could be done.

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

Cllr Ms Dulieu asked about a letter regarding the Waste Plan. The Clerk would investigate.

Cllr M Jones asked about the blocked access to SANG at Church Lane.

012. Date of next meeting

The date for the next meeting is on Tuesday 27 April 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 9:07pm.