

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 27 April 2021**

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

Other attendees: Parish Clerk 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 Fitzwilliams and **APPROVED** by members present.

004. Matters arising

The Clerk advised members that the flytipping CCTV cameras were being followed up by Cllr McCracken.

005. Correspondence and items for information

Members noted correspondence sent by Bracknell Forest Council regarding an appeal against enforcement action at land adjacent to the Barn at Glenwood on Bracknell Road.

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 14/21

21/00255/FUL South Lodge, Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

Alterations to external appearance of dwelling and installation of new roof with 5x rooflights following demolition of existing porch and balcony and demolition of detached garage.

Considered no objection

21/00256/LB South Lodge, Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

Application for listed building consent for alterations to external appearance of dwelling and installation of new roof with 5x rooflights following demolition of existing porch and balcony and demolition of detached garage.

Not considered

Planning List BFC 15/21

21/00266/FUL 53 Top Common, Warfield, Bracknell, Berkshire RG42 3SH

Conversion of garage into habitable accommodation.

Considered no objection

21/00275/FUL Nestings Jigs Lane North, Warfield, Bracknell, Berkshire RG42 3DH

Change of use of existing summerhouse to provide separate residential accommodation for a full-time carer for the applicant.

Observation made

Members note that previously approved application 09/00634/FUL included a condition 'The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house... ..and shall at no time form a separate dwelling.'

The parish council has no objections to a full-time carer using this accommodation, but does not understand why this would need to be as a separate accommodation unit as the use is ancillary to the dwelling house. It is noted from the previous consent that the creation of a separate dwelling would require mitigation measures and would have to be assessed on their own merits and these do not appear to have addressed within this application.

The parish council would therefore like to see this condition remain in place.

21/00360/FUL 2 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

Erection of two storey side, first floor side, single storey rear/side and single storey front extensions.

Recommended refusal

The proposal does not meet parking standards – insufficient parking spaces available

21/00375/PAD Fernygrove Farm Lane at Hawthorn Hill, Hawthorn Lane, Warfield, Bracknell, Berkshire

Proposed lean-to agricultural barn.

Application withdrawn

Planning List BFC 16/21

21/00301/FUL 18 Wiltshire Grove, Warfield, Bracknell, Berkshire RG42 3JJ

Proposed single storey rear conservatory extension to replace existing conservatory.

Considered no objection

21/00307/FUL Fernygrove Farm Land at Hawthorne Hill, Hawthorn Lane, Warfield, Bracknell, Berkshire

Construction of vehicular access.

Observation made

Leave to Highway Officer for guidance

21/00309/FUL Priory Coach House, Old Priory Lane, Warfield, Bracknell, Berkshire RG42 6AN

Erection of an orangery to the rear of the property.

Considered no objection

21/00333/FUL Moss End Farm, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Proposed installation of new 2.4m high acoustic timber fence to boundary along Maidenhead Road, installation of swimming pool with retractable cover and associated paving, new conservatory to side elevation, BBQ covered area in the garden and covered walkway to link conservatory to pool structure. Conversion of existing stables to a two bedroom annexe.

Observation made

A condition that this unit should be for the ancillary use of the main house only should be added.

21/00097/TRTPO 5 Sage Walk, Warfield, Bracknell, Berkshire RG42 3SE

TRTPO 186 – Application to prune 7 trees.

Considered no objection

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:

20/01071/FUL Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

21/00076/TR5 MacLaren House Warfield Park, Bracknell, Berkshire

TPO 1222 – Application to prune 1 tree.

Approval by Delegated Decision

20/00329/TRTPO Wayne Bridge House, Malt Hill, Warfield, Bracknell, Berkshire

TPO 541 – Application to prune 2 trees.

Refusal by Committee Decision

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

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

Unconditional Approval by Delegated Decision

21/00375/PAD Fernygrove Farm Lane at Hawthorn Hill, Hawthorn Lane, Warfield, Bracknell, Berkshire

Proposed lean-to to agricultural barn.

Not Required

009. Planning appeals

Members noted that an appeal had been lodged against the enforcement notice issued regarding the use of land adjacent to the barn at Glenwood, Bracknell Road, Warfield.

010. Ongoing issues

a. CIL and S106 contributions

An update was provided on CIL receipts paid to the parish in April 2021.

b. Current and potential enforcement cases

There was no update to report.

011. Local Plan response

The Clerk updated members on discussions held with O'Neill Homer regarding the response to the local plan.

012. Representative reports

Cllr Ms Dulieu asked about the Mineral plans. The Clerk would investigate. Cllr Ms Dulieu asked about meeting with Hilary Coplestone. The advised members that he had spoken with Hilary recently and she agreed to come and speak to the committee once there were activities to update members on.

Cllr Ms Thorin mentioned the extent of ditch flooding around Wellers Lane and Keephatch Lane.

012. Date of next meeting

The date for the next meeting is on Tuesday 18 May 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:49pm.