

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 18 May 2021**

Members present: Cllrs Ms Dulieu, Fitzwilliams and Ms Thorin

Other attendees: Parish Clerk

Cllr Ms Thorin took the chair

001. Apologies for absence

Apologies for absence were received from Cllrs M Jones and Mrs Wallen.

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meeting held on 18 May 2021

The minutes of the previous meeting held on 18 May 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 Joint Waste & Mineral Plan had been submitted for examination by Bracknell Forest Council and other local authorities.

005. Correspondence and items for information

Members noted correspondence sent by Bracknell Forest Council regarding the new TPO1352 at the front of 55 Walsh Avenue.

The Clerk gave members an update on Frost Folly 2 and that the delivery had been delayed due to damage to the site.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 17/21, 18/21 and 19/21)

Planning List BFC 17/21

21/00183/FUL 19 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

Change of use of public amenity land to private residential garden including relocation of fence.

Recommended refusal

The council is concerned about the future upkeep and protection of the trees and hedgerow covered by TPN1/73 which make up the amenity land.

21/00073/TRTPO Lancers Goughs Lane, Warfield, Bracknell, Berkshire RG12 2RA

TPO 76a – Application to prune 1 tree.

Recommended refusal

The pruning proposals are excessive.

21/00298/FUL 26 Bedfordshire Down, Warfield, Bracknell, Berkshire RG42 3UA

Part garage conversion to form larger kitchen and store to front.

Recommended refusal

The council is concerned about the removal of a tree and vegetation and the loss of parking resulting from this application

21/00329/FUL 3 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

Demolition of existing conservatory and construction of orangery to rear of dwelling.

Considered no objection

Planning List BFC 18/21

21/00102/TRTPO Land to the south of 5 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

TPO 393 – Application to prune 3 trees.

Observation made

Leave to Tree Officer

21/00105/TRTPO 21 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to prune 1 tree.

Considered no objection

Planning List BFC 19/21

21/00284/FUL 3 Old Lands Hill, Bracknell, Berkshire RG12 2QX

Change of use from a residential dwelling to a mixed use for residential and dog grooming business (sui generis use) including the conversion of the garage.

Observation made

The council would like a parking plan for customers developed and for the proposed parking space to be porous material

21/00348/FUL Glebe House Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

Proposed conversion of existing storage building into an annex, ancillary to the main dwelling, including alterations to fenestration.

Observation made

A condition should be included to maintain the annex as ancillary to the main building

21/00349/FUL 38 Goddard Way, Warfield, Bracknell, Berkshire RG42 2JP

Proposed single storey part hipped part flat roof front extension, infill of single storey rear extension and conversion of garage into habitable accommodation.

Considered no objection

21/00352/FUL Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

Section 73 application for the removal of condition 15 (external lighting) for planning permission 19/00930/FUL for the erection of 3x detached dwelling houses including driveways and garages and landscaping following removal of 7 existing buildings and hardstanding at the site.

Recommended refusal

The existing condition should be maintained to preserve the dark skies in the area and prevent any light pollution

21/00473/FUL 2 Prospect Place, Warfield Street, Warfield, Bracknell, Berkshire RG42 6AY

Conversion of garage into habitable accommodation.

Considered no objection

21/00104/TRTPO 15 Berrycroft, Warfield, Bracknell, Berkshire RG12 2HR

TPO 372 – Application to fell 1 tree.

Observation made

A replacement tree of a native species should be planted

21/00469/PAH 9 Campion Grange, Warfield, Bracknell, Berkshire RG42 5AP

Prior approval application for erection of single storey rear extension.

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:

20/00263/TRTPO Land adjacent to 18 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PY

TPO 89 – Application to fell 4 trees.

Refusal by Committee Decision

20/00874/FUL 18 Old Lands Hill, Bracknell, Berkshire RG12 2QX

Conversion of garage to habitable room.

Approval by Delegated Decision

21/00286/PADAS Matchbox Cottage, Bracknell Road, Warfield, Bracknell, Berkshire

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

Refused PA add storey to dwelling by Delegated Decision

009. Planning appeals

There was no update 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 Dulieu mentioned the FOI declaration regarding correspondence between BFC and RBWM over Jealotts Hill and the local plan. Questions were also raised regarding proposals for Lily Hill Park in the infrastructure improvement plan.

Cllr Ms Thorin asked about the flooding in Wellers Lane, the Clerk would report this.

012. Date of next meeting

The date for the next meeting is on Tuesday 8 June 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:38pm.