

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 29 June 2021**

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

Other attendees: Parish Admin, Sonal Shukla

001. Apologies for absence

Cllr Mark Jones

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meetings

18 May 2021 - The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Fitzwilliams and **APPROVED** by members present.

08 June 2021 - The minutes were noted.

004. Matters arising

Members have requested an update from the Clerk regarding the flooding at Wellers Lane.

Members were informed that a further consultation on the Warfield Neighbourhood Plan was being conducted by BFC.

005. Correspondence and items for information

Members noted the new TPO 1354 at 1 Roman Way.

Members noted the Street Naming for Gregory Croft, Lovejoy Road and Wells Close.

Members noted the request from BFC to change the speed limit on Bowyers Lane.

Members would like that either this part of the road be 20 mph or the whole road be 30mph.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 23/21, 24/21 and 25/21)

Planning List BFC 23/21

21/00417/FULThe Mount Malt Hill, Warfield, Bracknell, Berkshire RG42 6JG

Conversion of existing integral garage to habitable space. Dormer to front elevation, adjustment of 1st floor roofline to front, side and rear elevations, part 1st floor extension. Enlargement of glazed apertures to ground floor rear elevation. White wash existing and new facing brickwork. Extension of existing rear balcony. Demolition of existing conservatory.

Considered no objection

21/00440/REM North Lodge Farm Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD

Reserved matters application for the residential development of 19x dwellings (including affordable housing) including associated open space and landscaping following demolition of existing buildings, structures and hardstanding (following approval of 17/00656/OUT).

Observation made

- 1) Plots 9 and 10 – the upstairs study could be classed as a bedroom therefore not providing enough parking spaces.
- 2) All fences to have holes for hedgehogs.
- 3) Low Level street lighting should be removed as this could cause light pollution in a rural area, this should be in line with the Emerging Neighbourhood Plan Policy no. WNP13.
- 4) Plots 3,4 & 5 - the orientation of these homes is of concern as the gardens back onto open space, which is against BFC policy. There are concerns on plots 6,7,8,9,10 & 11 as the gardens are in close proximity to the tall trees and the boundary of Westmorland Park.
- 5) The use of Flint bricks is out of keeping with Warfield.
- 6) Concerns with the planting of Box Plants (Buxes) as these are not native to a rural area and are prone to disease.
- 7) The Swale needs further investigation. Concerns with Westmorland Pond regularly overflowing.

21/00467/FUL 31 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

Proposed single storey rear extension, conversion of garage, single storey front extension to garage and creation of parking area to front.

Recommended refusal

The proposed new parking space is placed inappropriately due to the close proximity of the current lamp post.

21/00140/TRTPO Field Park and Berrycroft, Bracknell, Berkshire RG12 2DZ

TPO 372 – Application to prune 4 trees.

Considered no objection

Planning List BFC 24/21

21/00501/FUL Heathley, Warfield Park, Warfield, Bracknell, Berkshire RG42 3RS

Proposed extension to existing garage following demolition of car port.

Recommended refusal

The height of the garage is too high and inappropriate for garage use – should be single storey. Out of keeping of the area and will affect the street scene.

21/00520/FUL 9 Shropshire Gardens, Warfield, Bracknell, Berkshire RG42 3XP

Proposed part two storey, part single storey rear extension, single storey front extension and addition of canopy to front elevation.

Considered no objection

21/00521/A Land south of Forest Road and east of Crozier Lane, Newell Green, Warfield, Bracknell, Berkshire

Display of 1x non-illuminated stack sign.

Considered no objection

Planning List BFC 25/21

21/00612/LDC Storage and Distribution Centre, Bowyers Lane, Warfield, Bracknell, Berkshire

Application for Lawful Development Certificate for use as Storage and Distribution (use class B8).

Considered no objection

009. Planning appeals

Members noted that the inspector allowed the appeal of 20/00263/FUL 7 Crozier Lane. They were disappointed that this was allowed as it was setting a precedence for future applications.

010. Ongoing issues

a. CIL and S106 contributions

No update.

b. Current and potential enforcement cases

There was no update to report.

011. Local Plan response

No update

012. Representative reports

Cllr Claire Wallen informed us that the sign at the 2nd Frost Folly SANG had been removed. The sign is to inform people not to use the site yet as it has not formally been handed over to BFC. This is to be reported to Harrow Estates.

Ms Dulieu requested to comment on applications 21/00487/FUL 63 The Plateau as a neighbouring parish – Considered No Objection.

012. Date of next meeting

The date for the next meeting is on Tuesday 20 July 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:39pm.