

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 10 August 2021**

Members present: Cllr Jones (Chair), Ms Dulieu, Ms Thorin

Other attendees: Parish Admin, Sonal Shukla

001. Apologies for absence

Ms Wallen and Cllr Fitzwilliams

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meetings

The minutes of 20 July 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Jones.

004. Matters arising

There were no matters arising that were not covered elsewhere on the agenda.

005. Correspondence and items for information

None

006. Public participation

1 public participant who requested to observe the meeting – Guy Gillbe.

007. Planning & tree applications (BFC lists 29/21, 30/21 and 31/21)

Planning List BFC 29/21

21/00644/FUL 1 Bingham Cottages, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Erection of single storey rear extension following demolition of existing utility room.

Considered no objection

21/00645/FUL 1 Bingham Cottages, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Erection of single storey rear extension following demolition of existing utility room plus rear facing dormer.

Considered no objection

21/00175/TRTPO 4 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 2 trees.

Considered no objection

Planning List BFC 30/21

21/00646/FUL Honeypot Cottage Binfield Road Binfield Bracknell RG42 4LY

Proposed 2 no. 4 bedroom detached dwellings following demolition of existing outbuildings.

Observation made

This is outside of the settlement boundary.

Councillors are concerned about the pond being removed – is it a wild pond or an ornamental pond. Councillors agree to removal if it is ornamental.

21/00651/FUL Romany Hayley Green Warfield Bracknell RG42 6DA

Proposed 1.8m high electric sliding gate to the front and extension of 1.8m high wooden fence from garage of Chipapa property boundary to the new gate post.

Considered no objection

21/00659/ FUL 25 Plantagenet Park Warfield Bracknell Berkshire RG42 7UU

Proposed conversion of garage to habitable accommodation.

Recommended refusal

There is insufficient parking provided for a 4 bedroom house. Plans only show 2 spaces available.

21/00665/FUL 1 Newell Green Cottages Newell Green Warfield Bracknell RG42 6AB

Section 73 application to amend conditions 2 (approved plans) of planning permission 20/00020/FUL for the erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings. (For Clarification: this application seeks to amend the design of the proposal)

Considered no objection

21/00181/TRTPO Quelm Lane Warfield Bracknell RG42 2PR

TPO 89 - Application to fell 1 tree and prune 2 trees.

Considered no objection

Planning List BFC 31/21

21/00258/LB Old Farm Warfield House Bracknell Road Warfield Bracknell RG42 3AT

Listed building application for the erection of 1 no. 4-bedroom detached dwelling after demolition of existing dwelling.

Considered no objection

NB: Already commented on application 21/00257/FUL

21/00657/FUL Windmill Farm Malt Hill Warfield Bracknell Berkshire

Erection of 2 no. four-bed dwellings and 4 no. three-bed dwellings following demolition of existing agricultural buildings.

Recommended refusal

This is excessive development of the Greenbelt.

Councillors are concerned over the increase of traffic onto a rural lane.

21/00679/FUL Ryecot 2 Rye Close Bracknell Berkshire RG12 2QY

Conversion of garage into habitable accommodation, erection of first floor side extension plus external changes including rendering and fenestration.

Considered no objection

21/00705/FUL Land At Osborne Lane Osborne Lane Warfield Bracknell Berkshire

Erection of a machinery store; installation of entrance gates; and change of use of land for the stationing of a caravan for use as a rest room ancillary to private equestrian use of the site.

Observation made

Councillors recommend a condition on the use of the caravan that it should not be used for overnight stays.

21/00739/PAD Land South Of Forest Road and East Of Crozier Lane Newell Green Warfield Bracknell Berkshire

Prior approval application for agricultural track to provide access for vehicles associated with agricultural maintenance of the land.

Recommended refusal

Councillors concerned that the footings of the agricultural track are very similar to the application for a road (21/00613/FUL) which should not be approved until the main application for the houses (21/00592/FUL) is approved. This application is therefore premature.

21/00184/TR5 Warfield Park Homes Office Warfield Park Warfield Bracknell RG42 3RG

TPO 1222 - Application to fell 1 tree

NB – Approved and included on determination list

21/00186/TRTPO 48 Darby Vale Warfield Bracknell Berkshire RG42 2PQ

TPO 439 - Application to prune 1 tree

Considered no objection

008. Planning determinations

The following determinations were advised since the last meeting by Bracknell Forest Council.

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

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

Approval by Delegated Decision

21/00409/FUL 7 Hampshire Rise, Warfield, Bracknell, Berkshire RG42 3JW

Proposed two storey side extension, single storey front extension and garage conversion to study and store for cycles.

Approval by Delegated Decision

21/00417/FUL The Mount, Malt Hill, Warfield, Bracknell, Berkshire

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.

Approval by Delegated Decision

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

TPO 372 – Application to fell 1 tree.

Approval by Delegated Decision

21/00307/FUL Fernygrove Farm Land At Hawthorne Hill Hawthorn Lane Warfield

Construction of Vehicular Access.

Withdrawn

21/00163/FUL Land Adjacent To Hayley Green Farm Hayley Green Warfield Bracknell

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

Approval by Delegated Decision

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

Conversion of existing loft to create habitable room and installation of 3no. new rooflights

Approval by Delegated Decision

21/00136/TRTPO The Vicarage Church Lane Warfield Bracknell Berkshire

TPO 56 - Application to fell 1 tree

21/00585/FUL 6 Newhurst Gardens Warfield Bracknell Berkshire RG42 6AW

Proposed erection of single storey rear extension.

Approval by Delegated Decision

21/00184/TR5 Warfield Park Homes Office Warfield Park Warfield Bracknell RG42 3RG

TPO 1222 - Application to fell 1 tree

Approval by Delegated Decision

009. Planning appeals

None

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

Ms Thorin has requested an update from The Clerk on the flooding at Weller Lane as it is still flooded.

Ms Dulieu raised concerns for application 21/00755/PAC to change Lily Hill House into flats.

Councillors noted an email they received with an update for amended plans regarding the proposals of new homes at Jealotts Hill.

012. Date of next meeting

The date for the next meeting is on Tuesday 31 August 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:20pm.