

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 31 August 2021**

Members present: Cllrs Ms Dulieu, Ms Thorin and Mrs Wallen

Other attendees: Parish Clerk

Cllr Ms Dulieu acted as chair in the absence of Cllr M Jones

001. Apologies for absence

Cllr Fitzwilliams and M Jones

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meetings

The minutes of 10 August 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin.

004. Matters arising

The Clerk was continuing to investigate the responsible party for the flooding at the junction of Wellers Lane and Westhatch Lane.

Members discussed the non-response to the Lily Hill Park proposals. This would be reviewed by the Clerk.

005. Correspondence and items for information

BFC confirmed TPO 1352 on land at the front of 55 Walsh Avenue, Warfield from 27 August 2021.

The Clerk provided members with an update on the Warfield Neighbourhood Plan. The Examiner had asked a series of questions, but it was agreed that the council would not answer these until after the examination visit in early September.

The Clerk reminded members that the approval of application **21/00739/PAD** Land south of Forest Road and east of Crozier Lane, Newell Green was for agricultural maintenance, so if it was observed for any other use a report would be made to Planning Enforcement.

The Clerk had reviewed the revised application **20/00802/OUT** Home Farm, Forest Road, Warfield and the only amendment was the addition of a convenience store. The Clerk would write to the planners to confirm their existing comments and object to the convenience store on the basis of the additional traffic this would generate.

006. Public participation

There were no requests for participation by the public.

007. Planning & tree applications (BFC lists 32/21, 33/21 and 34/21)

Planning List BFC 32/21

21/00653/FUL 54a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

Erection of a detached single garage and car port.

Considered no objection

21/00683/FUL 95 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

Erection of car port.

Observation made

Tree Officer recommended to establish root protection area.

21/00190/TRTPO 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 2 trees.

Observation made

Leave to Tree Officer

Planning List BFC 33/21

21/00746/FUL Tesco Stores Ltd 17 County Lane, Warfield, Bracknell RG42 3JP

Section 73 application to vary condition 3 (restriction on delivery times between 0300 to 2400 hours) of planning permission 11/00248/FUL to allow deliveries to Tesco store between the hours of 0300 to 2400 hours.

Recommended refusal

The existing condition should be retained as it is in place for the protection and wellbeing of neighbouring properties.

Planning List BFC 34/21

21/00199/TRTPO 8 Anthony Wall, Warfield, Bracknell, RG42 3UL

TPO 393 – Application to prune 2 trees.

Recommended refusal

The works appear excessive

21/00200/TRTPO 8 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 1 tree.

Observation made

Leave to Tree Officer

008. Planning determinations

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

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

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

Approval by Delegated Decision

21/00111/TRTPO 7 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

TPO 424 – Application to prune 1 tree and fell 1 tree.

Refusal by Delegated Decision

21/00590/FUL 7 Norman Keep, Warfield, Bracknell, Berkshire RG42 7UY

Proposed erection of rear conservatory.

Approval by Delegated Decision

19/00327/FUL Land at south west of Abbey Place, Abbey Place, Warfield, Bracknell, Berkshire

Erection of 9 dwellings with associated access, parking and landscaping.

Approved & Legal Agreement signed by Delegated Decision

21/00069/TRTPO Nuptown Piggeries, Hawthorn Lane, Warfield, Bracknell

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

Part Approval, Part Refusal by Delegated Decision

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.

Approval by Delegated Decision

21/0000521/A Land south of Forest Road and east of Crozier Lane, Newell Green, Warfield, Bracknell, Berkshire

Display of 1x non-illuminated stack sign.

Grant with Extra Conditions (adverts) by Delegated Decision

21/00607/FUL 26 Greystock Road, Warfield, Bracknell, Berkshire, RG42 2FB

Conversion of existing garage to provide habitable accommodation and erection of single – storey rear extension.

Approval by Delegated Decision

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.

Not Required by Delegated Decision

21/00768/FUL The Three Legged Cross, Forest Road, Newell Green, Warfield, Bracknell, Berkshire

Erection of 2 outbuildings (retrospective).

Unconditional Approval by Delegated Decision

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

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

Approval by Committee Decision

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

TPO 424 – Application to prune 2 trees.

Approval by Delegated Decision

21/00181/TRTPO Quelm Lane, Newport Drive, Warfield, Bracknell, Berkshire

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

Approval by Delegated Decision

009. Planning appeals

None to report

010. Ongoing issues

a. CIL and S106 contributions

No update.

b. Current and potential enforcement cases

There was no update to report.

012. Representative reports

There were no representative reports made.

012. Date of next meeting

The date for the next meeting is on Tuesday 21 September 2021.

013. Closure of the meeting

There being no further business the meeting closed at 8:26pm.