

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 25 January 2022**

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

Other attendees: Parish Clerk

P22/001. Apologies for absence

No apologies for absence were due.

P22/002. Declarations of Interest

No declarations of interest were received.

P22/003. Minutes of the previous meetings

The minutes of the meeting of 14 December 2021 were proposed by Cllr Mrs Wallen, seconded by Cllr Fitzwilliams, and APPROVED by members present.

P22/004. Clerk's Report and items for information

The Clerk circulated a report to members ahead of the meeting that contained an update on items from the last meeting and recurring reports on appeals and enforcement cases.

The Clerk reported that the final version of the examination report for the Warfield Neighbourhood Plan and would be disseminated to members ahead of the next council meeting.

The Clerk's Report was noted.

P22/005. Public participation

There were no requests for participation by the public.

P22/006. Planning & tree applications (BFC lists 01/22, 02/22 and 03/22)

Planning List BFC 01/22

21/01076/FUL Riding Arena, Hawthorn Lane, Warfield, Bracknell, Berkshire

Change of use of land from agricultural to mixed agricultural and equine use and the erection of stables with tack room and hay barn with a riding arena.

Observation

The material for the floor of the arena should be made up of an environmentally friendly material.

21/00283/TRTPO 63 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

TPO 393 – Application to fell 1 tree.

Observation

Leave to Tree Officer. As the current tree provides visual amenity a replacement tree of suitable species should be planted.

21/01202/PAH 32 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

Prior approval for erection of erection of single storey rear erection.

Considered no objection

Planning List BFC 02/22

21/01084/FUL 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

Proposed conversion of garage into habitable room to be used as an office.

Observation

The new parking space should be made up of a permeable surface and should be completed ahead of conversion work commencing.

21/01103/LDC Moss End Farm House, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Erection of 1m and 2m boundary wall.

Considered no objection

21/01106/FUL Church Hill Barn, Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

Section 73 application for variation of conditions 2 (approved plans) and 3 (materials) of planning permission 18/00958/FUL for erection of single storey agricultural barn. For clarification this application amends the design and materials for the barn.

Considered no objection

21/01116/FUL Meadowview Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DB

Proposed single storey rear and side extension.

Considered no objection

21/01117/FUL Land east of Crozier Lane, Warfield, Bracknell, Berkshire

Construction of a section of highway to create a turning head.

Recommended refusal

The proposal would result in piecemeal development and is contrary to Policy SA9 of the Site Allocation Local Plan. There are concerns that run-off from the highway could contaminate the ditch.

21/00299/TRTPO North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DD

TPO 1236 – Application to prune 1 tree.

Observation

Leave to Tree Officer

22/00002/TRTPO Whitegrove Copse, Top Common, Warfield, Bracknell, Berkshire

TPO 186 – Application to fell 2 trees and prune 1 tree.

Considered no objection

Planning List BFC 03/22

21/01100/FUL 10 Viola Croft, Warfield, Bracknell, Berkshire RG42 3UW

Proposed garage conversion to habitable accommodation, rear and side extension to replace conservatory and to replace shed for cycle storage and associated parking.

Observation

The new parking space should be made up of a permeable surface and should be completed ahead of conversion work commencing.

21/01132/FUL 17 Lancashire Hill, Warfield, Bracknell, Berkshire RG42 3HZ

Erection of two storey side extension and alterations.

Considered no objection

21/01141/FUL 19 Derbyshire Green, Warfield, Bracknell, Berkshire RG42 3TG

Proposed part two storey/part first floor rear extension and first floor side extension.

Considered no objection

21/01145/FUL 1 Faithfull Close, Warfield, Bracknell, Berkshire RG42 2QJ

Conversion of existing garage into habitable accommodation and provision of parking space.

Observation

The new parking space should be completed ahead of conversion work commencing.

21/01152/FUL Moss End Farm House, Bowyers Lane, Warfield, Bracknell, Berkshire RG42 6EN

Conversion of existing stables to two-bedroom annexe and installation of swimming pool (partly retrospective).

Observation

The annex should be ancillary to the main house.

P22/007. Planning determinations

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

21/00613/FUL Land east of Crozier Lane, Warfield, Bracknell, Berkshire

Construction of a section of highway including a turning head and drainage basin to deal with surface water.

Refusal by Delegated Decision

21/00746/FUL Tesco Stores Ltd, 17 County Lane, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 3 (restriction on delivery times 0500 to 2400 hours) of planning permission 11/00248/FUL to allow deliveries to Tesco store between the hours of 0300 to 2400 hours.

Approval by Committee Decision

21/00963/FUL 6 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ

Proposed erection of 2 bike sheds to the front garden.

Approval by Delegated Decision

19/00908/FUL Land to the south and west of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield, Bracknell, Berkshire

Erection of 7x dwellings consisting of 2x 1 bedroom maisonettes, 4x 3 bedroom and 1x 4 bedroom dwellings.

Approval by Delegated Decision subject to S106

21/00137/OUT Grove Gardens, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

Outline application for access and layout for erection of 28 dwellings.

Refusal by Delegated Decision

21/00553/FUL Land south of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire

Section 73 application for variation of conditions 01 (approved plans) and 31 (drainage works) of planning permission 19/00157/FUL for the erection of 52 dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. For clarification this application seeks minor material amendment to the site levels and drainage details and also provides details to satisfy conditions relating to landscaping and means of enclosure.

Approved and Legal Agreement Signed by Delegated Decision

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

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

Approval by Delegated Decision

21/00789/FUL 3 Broadrick Heath, Warfield, Bracknell, Berkshire RG42 3SB

Proposed erection of a single storey extension following demolition of existing conservatory and part garage conversion.

Approval by Delegated Decision

21/00229/TRTPO Land to the rear of 8 Cambridgeshire Close, Big Wood, Warfield, Bracknell, Berkshire

TPO 1222 – Application to prune 1 tree.

Approval by Delegated Decision

21/00989/FUL 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 13 (Energy Statement) of planning permission 21/00665/FUL for a section 73 application to amend conditions 2 (approved plans) and 3 (materials) 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 the application seeks to change the method of through which 10% of the developments energy will be provided from on-site renewable production, from the

approved air source heat pump to a photovoltaic installation located on the roof of the new dwelling.

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

TPO 424 – Application to prune 1 tree.

Approval by Delegated Decision

21/00980/FUL 3 Sorrel Drive, Warfield, Bracknell, Berkshire RG42 5AB

Proposed loft conversion with rooflights to front and rear.

Withdrawn

P22/008. Representative reports

Cllr Ms Dulieu had reported a fly tip on Wellers Lane.

Cllr Ms Thorin asked if there was an update on the verge flooding at Wellers Lane/Watersplash Lane.

Cllr M Jones asked about requesting a TPO.

P22/009. Date of next meeting

The date for the next meeting is on Tuesday 15 February 2022 unless no applications for consideration are received.

P22/010. Closure of the meeting

There being no further business the meeting closed at 8:40pm.