

# WARFIELD PARISH COUNCIL

## MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 15 February 2022**

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

**Other attendees:** Parish Clerk

### **P22/011. Apologies for absence**

No apologies for absence were due.

### **P22/012. Declarations of Interest**

No declarations of interest were received.

### **P22/013. Minutes of the previous meetings**

The minutes of the meeting of 25 February 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin, and APPROVED by members present.

### **P22/014. 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's Report was noted.

### **P22/015. Public participation**

There were no requests for participation by the public.

### **P22/016. Planning & tree applications (BFC lists 04/22, 05/22 and 06/22)**

#### **Planning List BFC 04/22**

**21/01143/FUL** The Shepherds House, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6ER

*Proposed extension of existing raised patio area and pergola to existing Public House. New planting, landscaping, garden features and new lighting.*

**Considered no objection**

**21/01162/FUL** Fair Fields, Ascot Road, Warfield, Bracknell, Berkshire RG42 6HS

*Demolition of existing stables and replace with ancillary outbuilding.*

**Observation**

We would recommend a condition be added that the ancillary outbuilding may not be used for residential accommodation.

#### **Planning List BFC 05/22**

**21/01153/FUL** 2 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Proposed rollaway garage door to be added to the existing carport.*

**Recommended refusal**

The proposal would create a garage space smaller than the BFC garage standards and should be refused

**21/01180/FUL** 56a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

*Proposed erection of a replacement dwelling with detached garage and associated hardstanding following demolition of an existing dwelling.*

**Recommended refusal**

The proposals will affect the visual amenity and are not in keeping with the area. The recommendation that a second bat survey as per the planning report have not been met. The garage does not meet the parking standards.

**22/00047/FUL** 5 Brown Close, Warfield, Bracknell, Berkshire RG42 4HX

*Proposed garage door to existing carport / double garage.*

**Recommended refusal**

The proposal would create a garage space smaller than the BFC garage standards and should be refused

**22/00014/TRTPO Lanresse** Goughs Lane, Warfield, Bracknell, Berkshire RG12 2RA

*TPO 76a – Application to prune 2 trees.*

**Considered no objection**

**22/00015/TRTPO** 25 All Saints Rise, Warfield, Bracknell, Berkshire RG42 3DS

*TPO 373 – Application to prune 4 trees.*

**Recommended refusal**

The proposed pruning is excessive

**Planning List BFC 06/22**

**21/01207/FUL** 23 Saxon Drive, Warfield, Bracknell, Berkshire RG42 7UX

*Proposed conversion of existing integral garage to habitable accommodation.*

**Considered no objection**

**21/01208/FUL Derryquin** 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

*Change of use of land to the rear to form part of the residential curtilage.*

**Recommended refusal**

This proposal will change the visual amenity. The fencing is inappropriate and will impact the biodiversity in the area

**22/00043/PAD Malt** Hill Farm, Malt Hill, Warfield, Bracknell, Berkshire RG42 6JQ

*Prior approval application for agricultural hay and machinery storage barn.*

**Considered no objection**

**P22/017. Planning determinations**

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

**20/00274/FUL** 33 Julius Hill, Warfield, Bracknell, Berkshire RG42 3UN

*Erection of brick wall, following part demolition of existing and enclosure of amenity land.*

[Approval by Delegated Decision](#)

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

*Proposed conversion of garage to habitable accommodation.*

[Approval by Delegated Decision](#)

**21/01081/LDC Warfield** Dale House, Ascot Road, Warfield, Bracknell, Berkshire

*Application for a Lawful Development Certificate to establish use of Warfield Dale House as a single dwelling.*

[Approval by Delegated Decision](#)

**21/00905/FUL** 16 Somerset Grove, Warfield, Bracknell, Berkshire RG42 3TN

*Erection of single storey rear extension forming conservatory following demolition of existing.*

[Approval by Delegated Decision](#)

**20/00201/TRTPO Ashleigh**, Warfield Street, Warfield, Bracknell, Berkshire

*TPO 382 – Application to prune 5 trees and fell 2 trees.*

[Approval by Delegated Decision](#)

**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.*

[Approval by Delegated Decision](#)

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

*Proposed conversion of garage into habitable room to be used as a home office.*

[Approval by Delegated Decision](#)

**21/01116/FUL Meadowview** Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

*Proposed single storey rear and side extension.*

[Approval by Delegated Decision](#)

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

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

Withdrawn

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

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

[Unconditional Approval by Delegated Decision](#)

Members noted the report.

**P22/018. Representative reports**

There were no reports made.

**P22/019. Date of next meeting**

The date for the next meeting is on Tuesday 8 March 2022 unless no applications for consideration are received.

**P22/020. Closure of the meeting**

There being no further business the meeting closed at 8:13pm.