

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 29 March 2022**

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

Other attendees: Parish Clerk

P22/031. Apologies for absence

Apologies for absence were received from Cllrs Ms Thorin

P22/032. Declarations of Interest

No declarations of interest were received.

P22/033. Minutes of the previous meetings

The minutes of the meeting of 8 March 2022 were proposed by Cllr M Jones, seconded by Cllr Mrs Wallen, and APPROVED by members present.

P22/034. 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.

Members received reports on the Bracknell Forest Local Plan and that the council had applied to be a participant in the first round of hearing.

The Clerk advised members that the pre-submission consultation on the Winkfield Neighbourhood Plan had begun and that drop-in sessions were being held.

The Clerk's Report was noted.

P22/035. Public participation

There were no requests for participation by the public.

P22/036. Planning & tree applications (BFC lists 07/22, 08/22 and 09/22)

21/00244/REM Land north of Newhurst Gardens, Warfield, Bracknell, Berkshire

Submission of details of appearance, landscaping, layout and scale pursuant to outline permission APP/R0335/W/17/3182713 - erection of up to 50 residential dwellings (including up to 25% affordable housing), parking, open space, and landscaping with access from Newhurst Gardens.

Please note that amended plans have been submitted, hence the re-consultation.

Observations made

The parish council is concerned that the canopies of existing trees (particularly tree 1016 on plan) will interfere with dwelling on plot 2.

Visitor parking spaces are not consistent across the various submitted planning documents.

The council does not understand the concept of the amenity land that abuts plots 34, 35, 42 and 43 and other plots but is enclosed by clipped native hedging. Is this land that is intended to be amenity space, or will it be incorporated into gardens?

Planning List BFC 10/22

22/00135/FUL 14 Crayford Mead, Warfield, Bracknell, Berkshire RG42 6EF

Proposed garage conversion.

Recommended refusal

The proposed revised parking is not consistent with parking standards. The council is concerned that the proposed parking would cause an obstruction on the pedestrian pathway.

Planning List BFC 11/22

22/00057/FUL Woodlawns, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 7QA

Erection of single storey rear extension, garage conversion and front porch.

Considered no objection

22/00075/FUL 11 Augustine Walk, Warfield, Bracknell, Berkshire RG42 3DX

Proposed erection of single storey rear extension.

Considered no objection

22/00060/TRTPO The Chestnuts Julius Hill, Warfield, Bracknell, Berkshire

TPO 393 – Application to fell 1 tree.

Observation made

The council consider these trees to add to the visual amenity of the area and would expect plans to be in place to replenish trees in the area

Planning List BFC 12/22

22/00215/PAD Land at Malt Hill, Malt Hill, Warfield, Bracknell, Berkshire

Application for prior approval to determine if prior approval is required for a proposed Formation, Alteration or Maintenance of Private Ways for agricultural or forestry use.

Considered no objection

P22/037. Planning determinations

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

21/00427/FUL North Lodge Farm, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire

Section 73 application to vary condition 25 (drainage) of planning permission 17/00656/OUT (residential development of 19 x dwellings).

Approval & Legal Agreement Signed by Committee Decision

21/000088/COND Land at West End Lane, West End Lane, Warfield, Bracknell, Berkshire
Details pursuant to conditions 2 (external materials) phases 8 and 9), 3 (external lighting phase 8), 4 (cycle parking phase 9), 6 hard and soft landscaping phase 8), and 8 (bat survey and roosts phases 8 and 9) of planning permission 20/00265/REM (13/01007/OUT).

Approval

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

TPO 439 – Application to prune 1 tree.

Withdrawn

21/00959/FUL 33-35 The Larches, Warfield Park, Bracknell, Berkshire RG42 3RR

Erection of 4 single detached garages.

Approval by Delegated Decision

22/00039/TR5 Land behind 1 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to prune 2 trees.

Approval by Delegated Decision

21/00925/FUL The New Leathern Bottle, Maidenhead Road, Warfield, Bracknell, Berkshire

Change of use from a Public House into a single storey 4 bedroom dwelling house with external alterations.

Refusal by Delegated Decision

21/00926/LB The New Leathern Bottle, Maidenhead Road, Warfield, Bracknell, Berkshire

Application for Listed Building Consent for internal and external alterations.

Approval by Delegated Decision

21/00238/TRTPO 15 Crayford Mead, Warfield, Bracknell, Berkshire RG42 6EF

TPO 569 – Application to prune 1 tree.

Refusal by Delegated Decision

21/00269/TRTPO The Chestnuts (off Juliet Gardens), Warfield, Bracknell, Berkshire RG42 3UE

TPO 218 and 393 – Application to prune 2 trees.

Withdrawn

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

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

Approval by Delegated Decision

21/01208/FUL Derryquin 8a Priory Lane, Warfield, Bracknell, Berkshire

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

Withdrawn

21/00102/TRTPO Land to the south of 5 Horatio Avenue, Warfield, Bracknell, Berkshire Rg42 3TX

TPO 393 – Application to prune 3 trees.

Approval by Delegated Decision

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.

Unconditional Approval by Delegated Decision

21/01008/FUL 6 Old Lands Hill, Bracknell, Berkshire RG12 2QX

Erection of single storey extension forming porch.

Approval by Delegated Decision

P22/038. Representative reports

Cllr Mrs Wallen mentioned a temporary barrier installed on Hawthorn Lane. The Clerk would investigate.

P22/039. Date of next meeting

The date for the next meeting is on Tuesday 19 April 2022 unless no applications for consideration are received.

P22/040. Closure of the meeting

There being no further business the meeting closed at 8:42pm.