

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held on **Tuesday 19 April 2022** in the **Blue Room, Brownlow Hall**

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

Other attendees: Parish Clerk

P22/041. Apologies for absence

Apologies for absence were received from Cllr Fitzwilliams

P22/042. Declarations of Interest

Cllr M Jones declared a personal interest for application 22/00150/OUT and would not participate in discussion of this matter.

P22/043. Minutes of the previous meetings

The minutes of the meeting of 29 March 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin, and APPROVED by members present.

P22/044. 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 asked the Clerk to approach the parties behind a possible redevelopment of the old Montessori School site on Bracknell Road for further clarification.

The Clerk advised provided members with a verbal update on the pre-submission consultation on the Winkfield Neighbourhood Plan. No further action was required.

The Clerk's Report was noted.

P22/045. Public participation

There were no requests for participation by the public.

P22/046. Planning & tree applications (BFC lists 13/22, 14/22 and 15/22)

Planning List BFC 13/22

22/000064/FUL The Forge House, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6EH

Construction of new vehicle crossover, erection of single storey rear extension to main house and single storey front extension to existing garage.

Considered no objection

22/00063/TRTPO Tesco Store Ltd, 17 County Lane, Warfield, Bracknell, Berkshire RG42 3JP

TPO 309 – Application to fell 1 tree.

Observation

Leave to the Tree Officer

A replacement native species tree should replace the tree removed

Planning List BFC 14/22

22/00132/FUL Land at east of Crozier Lane, Warfield, Bracknell, Berkshire

Area of hardstanding to be used as a temporary parking area for 9 months.

Observation

It is unclear from the submitted plans how the area will be drained, and the council are concerned that waste will enter the ditch.

A permeable surface would be preferred to tarmac.

The start and end date for the permitted period should be clearly stated.

22/00150/OUT Land at Priory Fields, Newell Green, Warfield, Bracknell, Berkshire

Outline application (with details of means of access, landscaping, layout, and scale proposed; details of appearance reserved) for development of residential dwellings, a neighbourhood centre, new vehicular, cycling and pedestrian routes, two new roundabouts on Newell Green, associated infrastructure, engineering works and landscaping.

[Deferred to the next meeting to allow further consideration](#)

Planning List BFC 15/22

22/00184/FUL Rivendell 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

Section 73 permission for the variation of condition 24 (tree protection measures) of planning permission 21/00808/FUL for the erection of 2 detached dwellings following demolition of existing dwelling and associated parking.

Observation

Leave to the Tree Officer

22/00067/TRTPO Land at south of 16 Cambridgeshire Close, Warfield, Bracknell, Berkshire RG42 3XW

TPO 1222 – Application to prune 1 tree.

[No decision possible – no information on portal](#)

22/00070/TRCA Church of St Michael and All Angels, Church Lane, Warfield, Bracknell, Berkshire RG42 6EE

Conservation Area – Fell 2 trees.

[Already considered](#)

P22/047. Planning determinations

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

2.0 Applications Determined

20/00713/FUL Cruchfield Manor Farm, Ascot Road, Warfield, Bracknell, Berkshire

Re roofing works, replacement windows, repair and painting of external render.

Withdrawn

20/00715/LB Cruchfield Manor Farm, Ascot Road, Warfield, Bracknell, Berkshire

Application for listed building consent for reroofing works, replacement windows, repair and painting of external render.

Withdrawn

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

Erection of a detached single garage and car port.

Approval by Delegated Decision

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.

Approval by Delegated Decision

22/00063/FUL 32 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TX

Erection of single storey rear with glazed lantern in the flat roof.

Approval by Delegated Decision

20/00073/TRTPO Land next to 1 Lyon Oaks, Warfield, Bracknell, Berkshire RG42 2PT

TPO 89 – Application to prune 3 trees.

Approval by Delegated Decision

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

TPO 1236 – Application to prune 1 tree.

Approval by Delegated Decision

20/00085/TRTPO Land rear of Shorland Oaks known as Priory Lane Copse, Warfield, Bracknell, Berkshire

TPO 226 – Application to fell 1 tree.

Refusal by Delegated Decision

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.

Not Required

P22/048. Representative reports

Cllr Mrs Wallen mentioned the condition of Old Park Lane, The Clerk advised that contacting the ward councillor may be the best way to achieve results.

P22/049. Date of next meeting

The date for the next meeting is on Tuesday 10 May 2022. Due to the number of apologies lodged, the meeting date will be rearranged.

P22/050. Closure of the meeting

There being no further business the meeting closed at 9:02pm.