

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held on **Monday 9 May 2022** in **The Library, Brownlow Hall**

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

Other attendees: Parish Clerk

Cllr Ms Dulieu chaired the meeting

P22/051. Apologies for absence

Apologies for absence were received from Cllrs M Jones and Fitzwilliams

P22/052. Declarations of Interest

No declarations of interest were recorded.

P22/053. Minutes of the previous meetings

The minutes of the meeting of 19 April 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen, and APPROVED by members present.

P22/054. Clerk's Report and items for information

The Clerk circulated a report to members ahead of the meeting. With the report, the Clerk circulated the hearing statements submitted by the parish council for the examination of the Bracknell Forest Local Plan.

The Clerk's Report was noted.

P22/055. Public participation

There were no requests for participation by the public.

P22/056. Planning & tree applications (BFC lists 16/22, 17/22 and 18/22)

Carried over from the last meeting

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.

Recommended refusal

The proposals do not demonstrate biodiversity net gain.

The BFC pre-application comments recommended a HRA be produced.

Large tree loss is proposed across the site - it is not clear how mitigation will address this.

The proposed roundabouts take out significant trees.

Sensitive lighting should be incorporated into the scheme.

The number of dwellings proposed appear to exceed the levels in the agreed masterplan.
There is no indication on the number of affordable units proposed.
Members expressed concerns about the density of units.
Rear gardens back onto woodland and open spaces contrary to the SPD plan.
EV charging points should be incorporated into plans.

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

TPO 1222 – Application to prune 1 tree

Considered no objection

Planning List BFC 16/22

22/00072/TRTPO Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

TPO 61 – Application to prune 10 trees and fell 11 trees.

Observation made

Leave to Tree Officer

If trees are felled replacement trees should be planted to create a tiny forest or copse.

22/00073/TR5 Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

TPO 61 – Application to prune 3 and fell 4 trees.

No response submitted due to timescale

Planning List BFC 17/22

22/00165/FUL 6 Shropshire Gardens, Warfield, Bracknell, Berkshire RG42 3XP

Proposed single storey rear extension following demolition of conservatory, partial garage conversion and front door relocation with canopy porch.

Considered no objection

22/00245/FUL The Stables, Kingscroft Lane, Warfield, Bracknell, Berkshire

Proposed erection of replacement equestrian building.

Considered no objection

Planning List BFC 18/22

22/00252/FUL Vagabond Cottage, Osborne Lane, Warfield, Bracknell, Berkshire RG42 2JU

Erection of single storey rear extension.

Considered no objection

P22/057. Planning determinations

The following planning applications had been determined by Bracknell Forest Council.

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 and hay barn with a riding arena.

Withdrawn

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

Conservation Area – Fell 2 trees.

Approval by Delegated Decision

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

Proposed erection of single storey rear extension.

Approval by Delegated Decision

P22/058. Representative reports

No reports were submitted.

P22/059. Date of next meeting

The date for the next meeting is on Tuesday 31 May 2022 at 7.45pm.

P22/060. Closure of the meeting

There being no further business the meeting closed at 9:10pm.