

# WARFIELD PARISH COUNCIL

## MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held on **Thursday 9 June 2022** in **The Green Room, Brownlow Hall**

**Members present:** Cllrs Ms Dulieu, Fitzwilliams and Ms Thorin

**Other attendees:** Parish Clerk, One member of the public

*Cllr Ms Dulieu chaired the meeting*

### **P22/061. Apologies for absence**

Apologies for absence were received from Cllr Mrs Wallen

### **P22/062. Declarations of Interest**

No declarations of interest were recorded.

### **P22/063. Minutes of the previous meetings**

The minutes of the meeting of 9 May 2022 were proposed by Cllr Ms Dulieu, seconded by Cllr Ms Thorin, and APPROVED by members present.

### **P22/064. Clerk's Report and items for information**

The Clerk circulated a report to members ahead of the meeting. The Clerk updated members on the Land North of Herschel Grange appeal, which was taking place again, following the quashing of the original appeal by the High Court.

Members asked the Clerk to seek support on the appeal relating to Home Farm (20/00802/OUT).

The Clerk's Report was noted.

### **P22/065. Public participation**

Rebecca Murphy asked if there was an update on the rights of way matter relating to the track from Hayley Green to Warfield Park. The Clerk said there was no update, but the landowners had presented evidence to Bracknell Forest Council of their longstanding objection to the tracking being a right of way.

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

#### **Planning List BFC 19/22**

**22/00255/A** Warfield Memorial Ground, Forest Road, Newell Green, Warfield, Bracknell, Berkshire RG42 6AE

*1x non – illuminated sign.*

Considered no objection

**22/00256/FUL** Church Hill Barn, Church Lane, Warfield, Bracknell, Berkshire RG42 6EG

*Proposed outdoor swimming pool.*

Considered no objection

**22/00280/FUL** 21 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Erection of partition to existing carport to create storage area.*

#### Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

**22/00284/FUL** 34 Norfolk Chase, Warfield, Bracknell, Berkshire RG42 3XN

*Proposed erection of single storey side extension and loft conversion with four rooflights.*

#### Considered no objection

**22/00304/FUL** 5 Viola Croft, Warfield, Bracknell, Berkshire RG42 3UW

*Proposed garage conversion and erection of front porch extension.*

#### Considered no objection

**22/00314/REM** Land west of Maize Lane and east of Old Priory Lane, Warfield, Bracknell, Berkshire

*Submission of reserved matters relating to scale, layout appearance and landscaping in respect of 46 dwellings pursuant to outline planning permission 20/00214/OUT (up to 305 dwellings (C3 use), a Primary School (up to two forms of entry (D1 use), Public open space, landscaping, surface water drainage and associated engineering works, all Matters Reserved except means of access with Maize Lane and Harvest Ride.)*

#### Recommended refusal

An approved masterplan for the development area, which incorporates this site is required. The council has no evidence that the proposed changes to this section of the site are part of any agreed masterplan.

**22/00003/S106** Warfield Park, Warfield Park, Warfield, Bracknell, Berkshire

*Discharge of obligations 2 (a) and (b) of section 106 agreement dated 19<sup>th</sup> December 1992 relating to Land at Warfield Park, Warfield. (For clarification, the removal of obligations restricting site to 393 homes.)*

#### Observation

The parish council has no objection to the removal of the obligation to restrict the site to 393 homes but feels a new restriction on the number of homes should be placed on the site to ensure local services and infrastructure are protected from over development.

**22/00082/TRTPO** 1 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to prune 1 tree.*

### Considered no objection

**22/00302/FUL** Longcroft, Long Hill Road, Ascot, Berkshire SL5 8RD

*Erection of 6 dwellings (1x 3 bedroom and 5x 4-bedroom units) following demolition of existing dwelling and buildings.*

### Observation

The council has concerns about access and increased traffic going onto Long Hill Road. as no access to amenities will be permitted through Warfield Park, the sustainability of the development would be questioned.

## Planning List BFC 20/22

**22/00001/S106** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

*Discharge of section 106 agreement dated 21<sup>st</sup> October 1991 relating to Brockhill Farm, Bracknell Road, Warfield, as amended by the S106 agreement dated 3<sup>rd</sup> July 2000 (For clarification, the removal of obligations A – L restricting site to equestrian use and formation of private horseways.)*

### Recommended refusal

The removal of the obligations A-L restricting the site to equestrian use and the formation of private horseways should not take place until an alternative use is specified.

The council is concerned for the protection of the Green Belt that the removal of the condition may cause.

**22/00002/S106** Brockhill Stables, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

*Discharge of section 106 agreement dated 3<sup>rd</sup> July 2000 relating to Brockhill Farm, Bracknell Road, Warfield. (For clarification, the removal of obligations 5 – 5.5.2 restricting site to equestrian use and formation of private horseways.)*

### Recommended refusal

The removal of the obligations A-L restricting the site to equestrian use and the formation of private horseways should not take place until an alternative use is specified.

The council is concerned for the protection of the Green Belt that the removal of the condition may cause.

**22/00301/FUL** Jealotts Hill Research Station, Jealotts Hill, Warfield, Bracknell, Berkshire RG42 6EY

*Erection of a new bioscience building for research and development with associated access, parking, landscaping and associated infrastructure following demolition of existing buildings.*

### Observation

The council would expect to see a revised travel plan for the site, including a sustainable transport method produced for the development.

The council would expect dark skies to be protected with low level lighting a condition of approval.

**22/00311/FUL** 17 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Addition of garage door to existing brick built car port.*

#### Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

**22/00316/FUL 27** Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Retention of garage door to existing car port.*

#### Observation

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The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

**22/00319/FUL** Freshfield, Warfield Street, Warfield, Bracknell, Berkshire RG42 6BG

*Erection of outbuilding to front of property.*

#### Recommended refusal

Policy WNP 4 Promoting Good Design in Warfield Street says that infill development should minimise its impact on the street scene and avoid unacceptable harm on the amenity of adjoining residential properties. The council consider the impact of this proposal will be detrimental to the street scene.

**22/00329/FUL** 16 Poppy Corner, Warfield, Bracknell, Berkshire RG42 5AG

*Single storey side and rear extension.*

#### Considered no objection

**22/00333/FUL** 19 Galton Way, Warfield, Bracknell, Berkshire RG42 4GS

*Conversion of part car port into office/playroom.*

#### Observation

Condition 15 of planning permission 16/01195/FUL states that the car ports shall be retained for the use of the parking of vehicles at all times that no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port. Condition 13 of Section 73 application 18/01047/FUL also stated this. The reason for this condition was to ensure that the development was provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users

The parish council recognises that the BFC parking standards may continue to be met if the development was permitted.

**22/00338/FUL** Nuptown Farm, Hawthorn Lane, Warfield, Bracknell, Berkshire RG42 6HU

*Erection of first floor extension.*

Considered no objection

### **Planning List BFC 21/22**

**22/00091/TRTPO** Warfield Park, Warfield Park, Warfield, Bracknell, Berkshire RG42 3RG

*TPO 1041 – Application to fell 3 trees.*

Observation

Replacement native species should be planted.

### **P22/067. Planning determinations**

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

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

*TPO 393 – Application to fell 1 tree.*

Withdrawn

**21/00467/FUL** 31 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD

*Proposed single storey rear extension.*

Approval by Delegated Decision

**22/00063/TRTPO Tesco** Stores Ltd, County Lane, Warfield, Bracknell, Berkshire

*TPO 309 – Application to fell 1 tree.*

Approval by Delegated Decision

**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.*

Approval by Delegated Decision

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

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

Approval by Delegated Decision

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

*TPO 373 – Application to prune 4 trees.*

*Approval by Delegated Decision*

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

*Proposed garage conversion.*

*Approval by Delegated Decision*

**P22/056. Representative reports**

No reports were submitted.

**P22/069. Date of next meeting**

The date for the next meeting is on Tuesday 21 June 2022 at 7.45pm.

**P22/070. Closure of the meeting**

There being no further business the meeting closed at 8:53pm.