

**WARFIELD PARISH COUNCIL**  
**PLANNING & TRANSPORT COMMITTEE**  
**MINUTES OF THE MEETING**

held on **Thursday 27 June 2019** at **8.15pm** in the **Whitegrove Community Centre**

**Present:** Councillors M Jones (chair), Ms Dulieu, Fitzwilliams and Mrs Wallen

**In attendance:** The Parish Administrator, 13 local residents

**001. Apologies for absence**

Apologies for absence were received from Cllr Ms Thorin.

**002. Declarations of interest**

Cllr M Jones declared an interest in relation to application 19/00521/T .

**003. Minutes of the previous meeting held on 04 June 2019**

The minutes of the meeting held on Tuesday 04 June 2019 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Fitzwilliams, seconded by Cllr M Jones and **APPROVED** by members present.

The chairman signed the minutes.

**004. Matters arising**

There were no matters arising from the previous meeting.

**005. Correspondence and items for information**

Correspondence relating to objections against 19/00470/FUL had been received from 14 Westwates Close and copies of objections forwarded to Bracknell Forest Council relating to 19/00511/PAA had been received from Whitelocks Cottage, Nuptown Lane.

**007. Public participation**

Denise Mckee spoke in objection to application 19/00536/FUL for Land north of The Hermitage Caravan Park.

Mitchell Wing spoke in objection to application 19/00497/FUL at Land north of Herschel Grange.

The chairman thanked the participants. All attendees were reminded that comments should be sent to BFC.

**008. Planning & tree applications (BFC lists 20/19, 21/19 and 22/19)**

**Planning List BFC 23/19**

**19/00452/FUL** 16 Oswald Close, Warfield, Bracknell, Berkshire, RG42 3SU

*Erection of first floor extension over garage and erection of single storey rear extension with rooflights following demolition of existing conservatory.*

### **Observations**

Garage has been previously converted without a planning application

**19/00454/A** Land east of Avery lane and north of Watersplash Lane, Warfield, Bracknell, Berkshire

*Display of 2x non-illuminated stack signs and 3x non-illuminated banner signs.*

### **Considered no objection**

**19/00470/FUL** 4 Westwates Close, Warfield, Bracknell, Berkshire RG12 2ED

*Erection of single storey garden office with rooflights.*

### **Recommended Refusal**

This appears to be over-development of the site and over-bearing for neighbouring properties.

**19/00097/TRTPO** 8 Oxfordshire Place, Warfield, Bracknell, Berkshire RG42 3QA

*TPO 424 – Application to prune 1 tree.*

### **Observations**

Leave for tree officer.

### **Planning List BFC 24/19**

**19/00479/FUL** 23a Wellingtonias, Warfield Park, Bracknell, Berkshire RG42 3RL

*Formation of new driveway, raising of patio with stepped access and alterations to fenestration.*

### **Considered no objection**

*Cllr M Jones left the meeting for the following application. Cllr Ms Dulieu took the chair.*

**19/00521/T** Land at south west of Abbey Place, Abbey Place, Warfield, Bracknell, Berkshire

*Siting for a temporary period of site office and ancillary accommodation (accessed from land to the south), associated with residential development at Watersplash Lane (planning permission 16/01274/FUL).*

### **Observations**

Access should only be allowed from the south. No construction traffic should be allowed via Old Farmhouse Row.

*Cllr M Jones returned to the meeting.*

**19/00485/FUL** 92 Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

*Erection of 2 storey rear extension.*

### **Considered no objection**

**19/00497/FUL** Land north of Herschel Grange, Warfield Street, Warfield, Bracknell, Berkshire

*Erection of 33 dwellings, including 8x affordable dwellings, car parking, landscaping, open space and access from Herschel Grange, following demolition of 6 Herschel Grange*

### **Recommended Refusal**

- this is outside of the existing settlement area
- overdevelopment of the site and out of keeping with the area
- concerns regarding additional traffic in the area following the approval of the land north of Newhurst Gardens
- urbanisation of designated character area
- impact on local open space

**19/00536/FUL** Land north of The Hermitage Caravan Park, Herschel Grange, Warfield, Bracknell, Berkshire

*Extension of existing caravan park to provide for the siting of 7x additional mobile homes with associated vehicular access and parking.*

### **Recommended Refusal**

- this is outside of the development area
- there is a history of previous issues with this site in terms of enforcement not been followed up

- impact on the character of the area
- will create additional traffic with cars coming out onto Warfield Street
- the parking layout needs to be addressed

**19/00511/PAA** Nuptown Piggeries Hawthorn Lane, Warfield, Bracknell, Berkshire

*Prior approval application for the conversion of two agricultural buildings to 5 residential units in C3 use.*

### **Recommended Refusal**

- this is overdevelopment of the green belt
- will be an increase in car movement

**16/00516/OBS (RBWM ref 19/01466)** Badgers Mead, Maidenhead Road, Warfield, Bracknell, Berkshire

*Part single part two storey side extension with balcony at first floor and 1x dormer to the existing garage, following removal of the existing external steps to the garage.*

Deferred to next meeting

### **Planning List BFC 25/19**

**19/00518/FUL** Whitewoods Farm Garsons Lane, Warfield, Bracknell, Berkshire RG42 6JD

*Erection of single storey rear extension and conversion of existing carport into habitable accommodation.*

### **Considered no objection**

**19/00529/NMA** Land adjacent to 2 Breadcroft Cottages, Cocks Lane, Warfield, Bracknell, Berkshire

*Non-material amendment to substitute materials for planning permission 18/01236/REM.*

### **Considered no objection**

**19/00110/TRTPO** Warfield Church Office, Church Lane, Warfield, Bracknell, Berkshire

TRCA – Application to prune trees.

### **Observations**

Leave for tree officer.

## **009. Planning determinations of Bracknell Forest Council**

It was reported to the meeting and noted by members that the following applications have been concluded by BFC since the last committee meeting:

19/01197/REM *Land north of Harvest Ride and south of Forest Road, West End Lane, Warfield, Bracknell, Berkshire*

Submission of details of layout, scale, appearance, access and landscaping relating to works to form phase 2 of The Cut Linear Park (on land west of The Cut, south of Forest Road and east of West End Lane, Warfield) pursuant to outline planning application 13/01007/OUT.

### **Approval by Delegated Decision**

18/00208/FUL *3 Goddard Way, Warfield, Bracknell, Berkshire RG42 2JR*

Erection of first floor side extension and installation of dormers and skylights.

### **Withdrawn**

19/00278/FUL *22 Westcotts Green, Warfield, Bracknell, Berkshire RG42 3SG*

Erection of single storey rear extension with rooflights.

### **Approval by Delegated Decision**

19/00364/FUL *9 Thomas Drive, Warfield, Bracknell, Berkshire RG42 3DZ*

Retrospective application for the erection of a single storey rear extension.

### **Unconditional Approval by Delegated Decision**

Erection of single storey side extension

19/00252/FUL *Sama Osborne Lane, Warfield, Bracknell, Berkshire*

Section 73 application for the variation of condition 02 (approved plans) of planning permission 18/00331/FUL for the erection of two storey front and rear extensions, part single, part two storey and part first floor side extensions following demolition of existing conservatory and car port. (Note for clarification: the changes to the approved plans comprise an increase in the height of the roof ridge, removal of gables on the southern flank elevation and amendments to fenestration).

### **Approval by Delegated Decision**

19/00372/FUL *59 Westmorland Drive, Warfield, Bracknell, Berkshire RG42 3QN*

Erection of a 2 metre high fence (retrospective).

### **Unconditional Approval by Delegated Decision**

## **010. Planning Appeals**

Members were advised that an appeal has been lodged for application 18/01072/FUL, Land south of Flemish Place.

**011. Ongoing issues**

a. CIL and S106 contributions

Members were advised that CIL demands had been issued for 18/01236/REM, land adjacent to 2 Breadcroft Cottages, Cocks Lane (£45277.70) and for application 18/00988/REM, Garth Works (£195840.91).

b. Current and potential enforcement cases

Members were updated on potential enforcement action regarding the barn at St Michaels Grange and its commercial use. Enforcement have been on site and spoken with the owner and no further action will be taken at this time.

**012. Representative reports**

Cllr Ms Dulieu asked for a future report on outstanding section 106 projects.

Cllr Fitzwilliams asked for an update on the Wellers Lane flytipping. No further information was available.

Cllr Mrs Wallen raised concern regarding parking at Tesco lorries on County Lane.

**013. Date of next meeting**

The date for the next meeting was scheduled for 7.45pm on Thursday 18 July 2019

**014. Closure of the meeting**

There being no further business the meeting closed at 9.09 pm.