

WARFIELD PARISH COUNCIL
PLANNING & TRANSPORT COMMITTEE
MINUTES OF THE MEETING

held on **Thursday 18 July 2019** at **7.45pm** in the **Warfield Parish Council office**

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

In attendance: The Parish Clerk

001. Apologies for absence

Apologies for absence were received from Cllr Fitzwilliams.

002. Declarations of interest

Cllr Thorin declared an interest in relation to applications 19/00569/FUL and 19/00522/FUL

003. Minutes of the previous meeting held on 27 June 2019

The minutes of the meeting held on Tuesday 27 June 2019 were circulated to members ahead of the meeting. Subject to minor amendment, the minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen 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

Members were advised that BFC had issued a formal notice for the creation of TPO 1318 at land to north of Forest Road, east of Hayley Green, south east of Bracknell Road, west of Cricketers Lane and at / adjacent to the Cricketers PH, Badgers Drift, Brockgate, Brockfield, Cricketers Lane, Meadowbrook Montessori Pre-school, Bracknell Road, Warfield, Bracknell.

Members noted the email from David Bibby regarding speed limits. The clerk will forward this to the ward councillors for the area.

007. Public participation

No members of the public were present.

008. Planning & tree applications (BFC lists 26/19, 27/19 and 28/19)

Planning List BFC 26/19

19/00556/FUL Badgers Mead, Maidenhead Road, Warfield, Bracknell, Berkshire RG42 6HE

Erection of part single, part two storey side extension with first floor balcony forming link to detached garage, and installation of dormer to garage following removal of existing stepped access.

Considered no objection

19/00573/FUL Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Conversion of coach house and part of the existing stable block into residential accommodation.

Recommended refusal

The application is considered to be overdevelopment in the green belt.

19/00569/FUL Inglenook, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6DB

Erection of single storey rear extension and part single, part two storey side/front extension following demolition of existing double garage.

Recommended refusal

The frontage will be changed through construction in front of the current buildline.

There would impact on the street scene and is considered over development.

19/00574/LB Cruchfield Manor Ascot Road, Warfield, Bracknell, Berkshire RG42 6HB

Listed building consent for the conversion of coach house and part of the existing stable block into residential accommodation.

No comment made on a listed building consent

Planning List BFC 27/19

19/00522/FUL 1 Goose Corner Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6BY

Erection of two storey side extension, single storey rear extension, and alterations to fenestration including addition of rooflights.

Considered no objection

19/00602/PAH 10 Yarrow Hill, Warfield, Bracknell, Berkshire RG42 5AJ

Prior approval notification for the erection of a single storey rear extension.

Considered no objection

19/00115/TRTPO Lime Tree Cottage Warfield House, Bracknell Road, Warfield, Bracknell, Berkshire RG42 6BJ

TPO – 61 – Application to prune 2 trees.

Observations

Leave to tree officer.

Planning List BFC 28/19

19/00116/TRTPO Ashberry 90 Horatio Avenue, Warfield, Bracknell, Berkshire RG42 3TJ

TPO 393 – Application to prune 1 tree

Recommended refusal

There is no justification for the excessive pruning that is proposed.

19/00594/FUL Derryquin 8a Priory Lane, Warfield, Bracknell, Berkshire RG42 2JU

Erection of 2x dwellings following demolition of existing dwelling and garage, and change of use of open space land to residential garden.

Recommended refusal

Members object to the loss of amenity land/open space to private garden.

Concerns about additional traffic on a narrow lane and extra pressure on the Thames Basin SPA.

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:

18/00918/FUL *Land to the south and west of 2 Fairclough Farm Cottages, Watersplash Lane, Warfield, Bracknell, Berkshire*

Erection of 5x detached dwellings (2x 4 bedroom and 3x 5 bedroom) including associated works.

Refusal

18/00157/FUL *Land south of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire*
Section 73 application for the variation of condition 02 (approved plans) of planning permission 16/01253/FUL for the erection of 52 dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. (Note for clarification: this application seeks minor material amendments to the site layout and to house types. It's also provides details to satisfy conditions relating to external materials, finished floor levels, archaeology, working methods, water efficiency and tree protection during construction).

Approved & Legal Agreement signed by Delegated Decision

19/00361/FUL *53 Top Common, Warfield, Bracknell, Berkshire RG42 3SH*

Erection of first floor side and rear extension over existing garage and enlargement of front porch roof, plus alterations to fenestration.

Approval by Delegated Decision

19/00420/PAF *Grooms Lodge Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell*

Notification of change of use from agricultural building to office use.

Prior App COU A1/A2 to A3 Refused by Delegated Decision

19/01047/FUL *Land east of Avery Lane and north of Watersplash Lane, Warfield, Bracknell*

Section 73 application for the variation of conditions 02 (approved plans), 20 (site management), 22 (biodiversity), 24 (landscaping), 25 (boundary treatments), 26 (archaeology), 28 (working method statement), 29 (sustainability statement) and 30 (energy demand assessment) of planning permission 16/01195/FUL for the erection of 116 dwellings with associated works served by vehicular access from north-south link road and pedestrian/cycle links to Watersplash Lane. (Note for clarification: this application seeks minor material amendments to the site layout, to house types and to the design of the flat blocks. It's also provides details to satisfy a number of conditions).

Approval & Legal Agreement signed by Delegated Decision

010. Planning Appeals

Members noted that the appeal for Trussell Cottage, Church Lane, Warfield (18/01177/FUL) was allowed.

Members noted that the appeal for Scotlands House for the erection of 12 houses would now be dealt with by means of an informal hearing.

011. Ongoing issues

- a. CIL and S106 contributions
There were no updates reported.
- b. Current and potential enforcement cases
There were no updates reported.

012. Representative reports

Cllr Ms Dulieu reminded members that ideas were sought for the street naming bank.

Cllr Mrs Wallen asked about Tesco lorries parking on County Lane. The clerk advised that this had been looked into recently and there was no restrictions placed in planning consent. The clerk advised that any concerns about parking would need photographic evidence over a period of time to demonstrate an ongoing problem.

Cllr Ms Thorin told the meeting that Frost Folly park was looking good at the moment and asked if green flag status could be obtained? The meeting was advised that this was unlikely as the site and activities did not meet the criteria.

Cllr M Jones told members that Watersplash Lane was now closed to development traffic. There was no news yet on repairs and replacement on the Plough & Harrow traffic lights. The clerk was asked to investigate when Larks Hill would be re-instated following recent works.

The clerk updated members on the examination stage of the Neighbourhood Plan.

013. Date of next meeting

The date for the next meeting was scheduled for 7.45pm on Thursday 08 August 2019

014. Closure of the meeting

There being no further business the meeting closed at 8.48 pm.