

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held on **Wednesday 19 February 2020** at **7.45pm** in the **Warfield Parish Council Office**

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

Other attendees: Parish Clerk and 1 member of the public

001. Apologies for absence

Apologies for absence were received from Cllr Fitzwilliams.

002. Declarations of Interest

Cllr M Jones declared an interest on agenda item 007 in relation to applications 20/00020/FUL (neighbouring property) and 20/00057/FUL (nearby property). The Clerk was satisfied that there was no conflict of interest with regard to application 20/00057/FUL so a full dispensation was granted for that application.

003. Minutes of the previous meeting held on 23 January 2020

The minutes of the previous meeting held on 23 January 2020 were circulated to members ahead of the meeting. 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

The Clerk updated members on the committee meeting representatives of the BFC Planning Team. Hilary Coplestone indicated she would be happy to update the committee, but advised that she was awaiting updates from developers so asked to come along once there was an update to report. The Clerk was contacting Simon Cridland about a discussion regarding SANG sites.

005. Correspondence and items for information

The council was copied in to correspondence to BFC objecting to application 20/00020/FUL, 1 Newell Green Cottages from three local residents.

Correspondence was received from BFC relating to the appeal hearing for 19/00632/OUT for land adjacent to Newell Hall.

006. Public participation

There were no requests to speak to the committee during public participation.

007. Planning & tree applications (BFC lists 04/20, 05/20 and 06/20)

Planning List BFC 04/20

20/00040/FUL 34 Huson Road, Warfield, Bracknell, Berkshire RG42 2QX

Erection of single storey extension to existing outbuilding forming conservatory.

Considered no objection

Planning List BFC 05/20

Cllr M Jones withdrew from the meeting, Cllr Ms Dulieu took the chair

20/00020/FUL 1 Newell Green Cottages, Newell Green, Warfield, Bracknell, Berkshire

Erection of dwelling with associated landscaping and access works following demolition of existing garage and outbuildings.

Recommended refusal

The proposal goes against BFC policy SA9. The proposal is contrary to the policy WNP3 (points ii and iii) of the emerging Warfield Neighbourhood Plan which says:

- ii. the significance of larger buildings set in large plots in establishing the settlement character whereby proposals for plot subdivision will not normally be appropriate;
- iii. development along Newell Green, Forest Road and Osborne Lane should seek to maintain the existing plot ratio and be in the form of semi-detached or small terraces and 2 storeys in height.

The proposal is considered to be overdevelopment of the area and will lead to further traffic accessing the already busy Newell Green. The loss of trees (providing screening) are not replaced in the proposals.

Cllr M Jones returned to the meeting

20/00012/TRTPO 5 Herschel Grange, Warfield, Bracknell, Berkshire RG42 6AT

TPO 382 – Application to prune 1 tree.

Recommended refusal

The proposal is excessive by its nature.

20/00057/FUL Land at The Barn, Watersplash Lane, Warfield, Bracknell, Berkshire

Erection of single two storey dwelling with associated parking and landscaping following demolition of existing quintuple garage.

Considered no objection

Planning List BFC 06/20

20/00026/FUL 6 Field Park, Bracknell, Berkshire

Conversion of double garage to habitable accommodation and alterations to fenestration (retrospective).

Recommended refusal

There will be insufficient parking for the size of the house.

Cllr Mrs Wallen identified an interest in the following application as the Warfield Environment Group had been approached regarding elements of the application so withdrew from discussion.

20/00052/FUL Church of St Michael and All Angels, land north of church car park, Church Lane, Warfield, Bracknell, Berkshire

Installation of secure shipping container.

Recommended refusal

The committee do not believe that the conditions applied as part of the permission granted for application 19/00517/FUL should be lifted. This is because the location is sensitive as it is visible from surrounding areas, particularly from the Frost Folly SANG and from footpaths north of the site. This is also out of keeping in the Green Belt.

Cllr Mrs Wallen returned to the meeting

008. 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:

19/01006/FUL 8 Benedict Green, Warfield, Bracknell, Berkshire RG42 3DW

Erection of first floor side extension.

Approved by Delegated Decision

19/01013/FUL 6 Totale Rise, Warfield, Bracknell, Berkshire RG42 2PW

Erection of single storey front extension with rooflights and alterations to fenestration and repositioning of garden wall.

Approval by Delegated Decision

19/00246/TRTPO 30 Bartholomew Place, Warfield, Bracknell, Berkshire RG42 3DQ

TPO 373 – Application to prune 1 tree.

Refusal by Delegated Decision

19/01016/FUL 15 Roundshead Drive, Warfield, Bracknell, Berkshire RG42 3RZ

Erection of first floor extension to side of property.

Approval by Delegated Decision

19/01044/FUL 44 The Larches, Warfield Park, Bracknell, Berkshire RG42 3RR

Erection of single garage.

Approval by Delegated Decision

009. Planning appeals

Members noted that the appeal for Land adjacent to Newell Hall (19/00632/OUT) will be heard at a local inquiry.

Members noted the Hermitage appeal date.

010. Recurring reports

a. CIL and S106 contributions

The Clerk provided members with an update on all CIL receipts to date. No CIL demands had been issued since the last meeting.

b. Current and potential enforcement cases

The Clerk circulated a report to members showing current enforcement cases. It was noted that the Enforcement team believed that the hedge on Church Lane was undergoing management and was not being removed.

011. Representative reports

Cllr Ms Dulieu requested a meeting with BFC regarding the use of Bracknell Forest SANG for RBWM planning applications.

Members agreed that an additional member of the committee to fill the vacancy was needed,

012. Date of next meeting

The date for the next meeting is Thursday 5 March 2020 at 7.45pm.

013. Closure of the meeting

There being no further business the meeting closed at 8.31pm.