

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 7 July 2020** at **7.45pm**

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

Other attendees: Parish Clerk

Cllr Ms Dulieu took the chair

001. Apologies for absence

No apologies for absence were received.

002. Declarations of Interest

Cllr Ms Thorin declared an interest relating to application 20/00424/FUL Sunnyside, Forest Road, Hayley Green

003. Minutes of the previous meeting held on 5 March 2020

The minutes of the previous meeting held on 5 March 2020 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Fitzwilliams, seconded by Cllr Mrs Wallen and **APPROVED** by members present.

The chairman signed the minutes.

004. Matters arising

The Clerk will look to see if a virtual meeting could be arranged regarding SANG.

005. Correspondence and items for information

There was no correspondence to note.

The Clerk advised members that the Bracknell Forest Local Plan was now expected to go back to Executive in late 2020 with independent review in late 2021.

Some planning exemptions have been granted to support the response to COVID-19.

The Government will be confirming that all granted planning permissions will automatically be extended for 1 year where their expiry date fell between March and December 2020. The Government will also be allowing permitted construction of up to two additional stories onto certain residential buildings from August 2020 with limitations applying.

Neighbourhood Plan referenda have been delayed until May 2021 at the earliest. Plans that have completed examination are now being considered as having significant weight.

006. Public participation

There were no requests for public participation. A submission from a residents group objecting to 20/00433/FUL Land north of The Hermitage Caravan Park.

007. Planning & tree applications (BFC lists 07/20, 08/20 and 09/20)

Planning List BFC 25/20

20/00351/FUL Springway Osborne Lane, Warfield, Bracknell, Berkshire RG42 6DY

Erection of single storey rear extension and first floor extension following partial demolition of existing single storey rear extension.

Considered no objection

20/00370/FUL Ashirward 1 Roman Way, Warfield, Bracknell, Berkshire RG42 7UT

Erection of two storey front and side extension and first floor extension over existing garage.

Withdrawn

20/00420/FUL 4 Westwates Close, Bracknell, Berkshire RG12 2ED

Section 73 application for amendment to planning permission 19/00470/FUL for the erection of single storey garden office with rooflights. For clarification: this application is to remove 3x rooflights and install 2x windows on north elevation.

Considered no objection

20/00123/TRTPO Land (The Chestnuts) to the rear of 8 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to fell 4 trees and remove holly.

Considered no objection

Planning List BFC 26/20

20/00408/FUL Brockhill Stables Bracknell Road, Warfield, Bracknell, Berkshire RG42 6JU

Erection of 1x dwelling following demolition of existing barn.

Recommended Refusal

Inappropriate development in the Green Belt.

20/00411/FUL Land adjacent to Breadcroft Cottages, Cocks Lane, Warfield, Bracknell, Berkshire

Section 73 application to remove condition 14 of planning permission 18/00601/OUT – Outline application for the erection of 4x 3 bedroom dwellings and 1x 4 bedroom dwelling with associated parking and access following demolition of existing buildings. (Access, layout and scale under consideration). For clarification: this application seeks to remove condition 14 to allow an entrance gate.

Wish to remove condition 14 to allow the installation of gates on the access road – set 10m back from the highway.

Considered no objection

Planning List BFC 27/20

20/00412/FUL 28a Forest Way, Warfield Park, Bracknell, Berkshire RG42 3RN

Erection of detached single garage.

Considered no objection

Cllr Ms Thorin withdrew from the meeting

20/00424/FUL Sunnyside Forest Road, Hayley Green, Warfield, Bracknell, Berkshire RG42 6BU

Section 73 application to vary condition of planning permission 17/00082/FUL for the erection of a detached 4 bedroom dwelling with associated parking, landscaping and relocated parking for existing dwelling. (For clarification: the application seeks to allow for the installation of a water mist system in lieu of the dry riser for the fire safety provisions).

Considered no objection

Cllr Ms Thorin returned to the meeting

20/00433/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

The site is outside of the development area

The development would have considerable impact on the character of the area

The development will create additional traffic with cars coming out onto Warfield Street and the lack of visitors parking will cause additional on-street parking issues in the area.

A previous planning consent required the provision of two parking spaces per caravan to be implemented and retained thereafter a ratio of two car parking spaces per caravan (15/00554/FUL CONDITION 4)

The site plan differs from the actual situation on the ground.

There is no proposed treatment for the boundary to Gibbins Lane, which should as a minimum be a native species hedgerow.

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:

19/00890/FUL Fairfield 21 Westwates Close, Bracknell, Berkshire RG12 2ED

Erection of single storey front extension following demolition of existing garage.

Approved by Delegated Decision

19/00945/FUL Land at Cruchfield Manor, Ascot Road, Warfield, Bracknell, Berkshire

Erection of single storey extension to existing stables forming washdown room and double garage, and alterations to existing stables building following removal of existing mobile home.

Approval by Delegated Decision

19/00946/LB Land at Cruchfield Manor, Ascot Road, Warfield, Bracknell, Berkshire

Listed Building consent for refurbishment works and enclosure of existing stables and erection of detached washdown room and garage, following removal of existing mobile home.

Approval by Delegated Decision

20/00370/FUL Ashirwad 1 Roman Way, Warfield, Bracknell, Berkshire

Erection of two storey front and side extension and first floor extension over existing garage.

Withdrawn

20/00383/PAD Windmill Farm Malt Hill, Warfield, Bracknell, Berkshire

Application for prior determination for the construction of agricultural access way.

Not Required

Members noted the report.

009. Planning appeals

No update to report.

010. Ongoing issues

a. CIL and S106 contributions

The Clerk provided an update on CIL receipts. For the collection period October 2019-March 2020 the parish council received £239,320.76 in contributions.

b. Current and potential enforcement cases

The Church Lane hedge appears to be extreme management rather than approval.

Members discussed the Osborne Lane stables site and concern regarding the entrance to the site. The Clerk would follow this up with enforcement and building control.

011. Representative reports

Cllr Mrs Wallen mentioned the additional traffic signage at Malt Hill/Maidenhead Road junction. A request for a TPO on the trees at the junction has been reported as unlikely to be successful by the borough, although the grounds for this were unclear. A discussion

took place and agreed that trees needed to be protected, but there is no application to protect the trees at this stage, until this is made and a formal decision made there are no grounds to take this action further.

The Clerk was asked about the Oak tree at Cleopatra Way and this is under investigation by the borough.

Cllr Ms Dulieu looked at application 20/00144/TRTPO for land at the rear of 70 The Plateau. There were no concerns about this application.

012. Date of next meeting

The date for the next meeting is Monday 27 July via Zoom. Cllr Ms Thorin and Fitzwilliams tendered their apologies.

013. Closure of the meeting

There being no further business the meeting closed at 8.41pm.