

Warfield Parish Council

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 15 November 2018** at **7.45pm** in the Parish Office

Present:

Councillors Jones (chair) Ms Dulieu, Fitzwilliams, Ms Gill and Ms Thorin.

In attendance:

Jason Mawer – Parish Clerk

P714. Apologies for absence

Apologies were received from Cllr Ms Gierth.

P715. Declarations of interest

Cllr Ms Thorin declared an interest regarding application 18/00983/FUL

P716. Minutes of the previous meeting held on 25 October 2018

The minutes of the meeting held on 25 October 2018 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Dulieu, seconded by Cllr Fitzwilliams and APPROVED by members present.

P717. Matters arising

There were no matters arising not covered elsewhere on the agenda.

P718. Correspondence and items for information

Members noted correspondence from Roger Pocock objecting to application 18/01072/FUL Land South Of Flemish Place Priory Lane Warfield.

P719. Public participation

There were no members of the public present.

P720. Planning & tree applications (BFC lists 43/18, 44/18 and 45/18)

List 43/18

Cllr Ms Thorin left the meeting

18/00983/FUL Strawberry Cottage, Forest Road, Warfield
Erection of first floor rear and side extensions and single storey rear extension.
Considered no objection

Cllr Ms Thorin rejoined the meeting

18/00212/TR5 Warfield Priory Old Priory Lane, Warfield
TPO 1168 – Application to fell 1 tree.

No comments made

Members noted the full response of the Tree Officer to this this five day notice application.

List 44/18

18/01000/FUL Vagabond Cottage Osborne Lane, Warfield
Erection of two storey side, part first floor part two storey rear extensions following demolition of existing conservatory, erection of new front porch and internal alterations.

Considered no objection

18/01045/FUL Pine Lodge Stud Farm Bishops Lane, Warfield
Change of use of ground floor from storage space to C3 (residential unit) installation of 5x roof lights at first floor level and alterations to layout of first floor residential accommodation to provide a 4 bedroom dwelling

Recommended for refusal

Members queried the validation as Q17 on the application form asks "Does your proposal involve the loss, gain or change of use of non-residential floorspace?" and is answered no. As the proposal includes the conversion of the ground floor from stabling to residential members believe this will result in the loss of non-residential floor space.

Members consider the application to be inappropriate development in the Green Belt.

18/01054/FUL Chapel House Warfield Street, Warfield
Erection of detached annexe following demolition of existing garage and stores, erection of single storey side/rear extension following demolition of existing sun room and alterations to fenestration

Observations made

Members requested a condition be applied so that the annex remains tied to Chapel House.

List 45/18

18/01047/FUL Land east of Avery Lane and north of Watersplash Lane, Warfield
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), and removal of condition 15 (car ports), 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, to the design of the flat blocks and seeks to replace carports with garages. It also provides details to satisfy a number of conditions.

Observations made

Members were concerned that parking issues will arise in the future from the change of car ports to garages

18/01072/FUL Land south of Flemish Place, Priory Lane, Warfield
Erection of single storey storage building

Recommended refusal

Members objected to this proposal on the basis that it is overbearing and out of character with the area. That it will change the street scene and lead to the loss of amenity land.

The Clerk was asked by the committee to notify the ward councillors for the area of the application and their objections.

18/00220/TR5 Land to the rear of 6 Earle Croft, Warfield
TPO – 453 – notification to fell 1 tree

No comments made

Five day application.

P721. Bracknell Forest Council Planning Committee

The following applications have been concluded by BFC since the last committee meeting:

18/00302/FUL *Rosemary Warfield Street, Warfield, Bracknell, Berkshire*
Approval by delegated decision

18/00609/FUL *21 The Plateau, Warfield Park, Bracknell, Berkshire RG43 3RH*
Approval by delegated decision

18/00680/FUL *34 Wellingtonias, Warfield Park, Bracknell, Berkshire RG43 3RL*
Approval by delegated decision

18/00866/FUL *Youth & Community Centre 3 County Lane, Warfield, Bracknell, Berkshire*
Approval by delegated decision

18/00867/A *Youth & Community Centre 3 County Lane, Warfield, Bracknell, Berkshire*
Grant with Extra Conditions (Adverts)

18/00875/FUL *22 Sorrel Drive, Warfield, Bracknell, RG42 5AB*
Approval by delegated decision

18/00106/TRTPO *26 Huson Road, Warfield, Bracknell, Berkshire RG42 2QX*

Refusal

18/00114/TRTPO *Meadens Church Lane, Warfield, Bracknell, Berkshire*

Refusal

18/00127/TRTPO *4 Viola Croft, Warfield, Bracknell, Berkshire RG42 3UW*

Part Approval, Part Refusal

18/00868/LDC *Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire*

Refusal

18/00882/LDC *Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire*

Refusal

18/00883/LDC *Scotlands Farm, Forest Road, Newell Green, Warfield, Bracknell, Berkshire*

Refusal

18/00930/FUL *42 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QF*

Approval by delegated decision

18/00212/TR5 *Warfield Priory Old Priory Lane, Warfield, Bracknell, Berkshire*

Refusal

18/00601/OUT *Land Adjacent to Breadcroft Cottages, Cocks Lane, Warfield, Bracknell Berkshire*

Approval by delegated decision

18/00647/FUL *Land adjacent to The Elms, Warfield Park, Bracknell, Berkshire*

Refusal

18/00751/FUL *8 Hebbecastle Down, Warfield, Bracknell, Berkshire RG42 2QD*

Approval by delegated decision

18/00835/FUL *The Wyckets Osborne Lane, Warfield, Bracknell, Berkshire*

Approval by delegated decision

P722. Planning Appeals

There were no planning appeal updates to report.

P723. Ongoing issues

a. CIL and S106 contributions

There was no update to report

b. Current and potential enforcement cases

There was no update to report.

P724. Representative areas

Cllr Fitzwilliams asked about the Avery Lane closure and the bollards that are installed.

Cllr Ms Gill advised members that the play equipment at Westmorland Park was out of use.

P725. Date of next meeting

The date for the next meeting will be at 7.45pm on Thursday 6 December 2018.

P726. Closure of the meeting

There being no further business the meeting closed at 8.32 pm.