

WARFIELD PARISH COUNCIL

MINUTES OF THE PLANNING & TRANSPORT COMMITTEE

held **virtually** on **Tuesday 20 July 2021**

Members present: M Jones (Chair), Ms Dulieu, Fitzwilliams, and Mrs Wallen

Other attendees: Parish Clerk

001. Apologies for absence

Cllr Ms Thorin

002. Declarations of Interest

No declarations of interest were made.

003. Minutes of the previous meetings

The minutes of the meeting of 29 June 2021 were proposed by Cllr Ms Dulieu, seconded by Cllr Mrs Wallen and **APPROVED** by members present.

004. Matters arising

The Clerk advised members that he was waiting for an update on the flooding in Wellers Lane.

The Clerk updated members on the outcome of the planning appeal relating to 7 Crozier Lane.

005. Correspondence and items for information

Members noted response from BFC regarding the speed limit proposals for Wellers Lane.

The Clerk advised members that a planning enforcement issue relating to a large aerial that had appeared at Scotlands House had been reported for investigation.

006. Public participation

No requests for public participation were made.

007. Planning & tree applications (BFC lists 27/21, 28/21 and 29/21)

Planning List BFC 26/21

21/00547/3 Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire RG42 2EX

Construction of multi-use games area (MUGA).

Considered no objection

21/00553/FUL Land south of Fairclough Farm, Newell Green, Warfield, Bracknell, Berkshire

Section 73 application for variation of conditions 01 (approved plans) and 31 (drainage works) of planning permission 19/00157/FUL for the erection of 52 dwellings with associated parking, landscaping and open space and vehicular access onto Newell Green. (For clarification, this application seeks a minor material amendment to the site levels and

drainage details and also provides details to satisfy conditions relating to landscaping and of enclosure).

Observations made

Members are concerned that the measures in respect of drainage and site levels may not address the issues on site and they do not have the expertise to judge on the proposed variations.

Members support the BFC comments that planting must include more native plants than ornamental.

21/00148/TRTPO 9 Somerset Grove, Warfield, Bracknell, Berkshire RG42 3TN

TPO 389 – Application to prune 2 trees.

Considered no objection

21/00154/TRTPO Land rear of 39 Hebbecastle Down (Piggy Wood) Warfield, Bracknell, Berkshire RG42 2QF

TPO 89 – Application to prune 2 trees.

Observations made

Ask the Tree Officer to review the shaping plan for the tree and ensure the pruning does not result in excessive asymmetry if the 2m pruning proposed is all over the applicants boundary.

Planning List BFC 27/21

21/00585/FUL 6 Newhurst Gardens, Warfield, Bracknell, Berkshire RG42 6AW

Proposed erection of single storey rear extension.

Considered no objection

21/00590/FUL 7 Norman Keep, Warfield, Bracknell, Berkshire RG42 7UY

Proposed erection of rear conservatory.

Considered no objection

21/00592/FUL Land south of Forest Road, Newell Green, Warfield, Bracknell, Berkshire

Erection of 48 dwellings, associated landscaping and parking, with access from Forest Road and Crozier Lane following demolition of existing buildings.

Recommended refusal

Key points:

1. The proposals are contrary to aspects of the Central Area Masterplan (February 2015) and the Development Framework Document (November 2016 as part 06/01195/FUL) in respect of:
 - a. Excessive vehicular access to the area from Forest Road
 - b. Frontages onto Forest Road do not respect the existing character of the area
 - c. The rest of the site does not reflect the character area requirements
 - d. Landscape and open space requirements

- e. *Limited front gardens are detrimental to the street scene*
2. *Removal of existing trees and hedgerow and the siting of properties next to those to be retained*
 3. *Concerns about the shared pedestrian cycle access to Forest Road*
 4. *Concerns regarding the design of car ports*
 5. *Concerns regarding back land development on existing properties*
 6. *Community integration*
1. Proposals contrary to the Central Area Masterplan February 2015) and the Development Framework Document (November 2016 as part 06/01195/FUL)
 - a. *Excessive vehicular access to the area from Forest Road*

The development framework document (page 19) identifies that there should be limited vehicular access off the existing road network. The proposals show two vehicle access points onto Forest Road, which they consider excessive. 22 of the 48 dwellings in the application have access from Forest Road. Members feel that two accessways are excessive and contrary to the one shown on the masterplan. Particular concern is expressed for the access to the flat block because of its closeness to the proposed main access to the site and the Bott Bridge junction, which already incorporates access to the Spice Lounge, which benefits from being signal controlled. Members feel this secondary access is detrimental to road safety.
 - b. *Frontages onto Forest Road do not respect the existing character of the area*

Members note character assessment for Newell Green mentioned in various planning documents the supplementary planning document adopted in March 2010. A large portion of the site falls within the character area boundary. The recommendations are for development along the main streets should mostly appropriately be in the form on semi-detached or small terrace houses (2 storeys high)' and that 'front boundaries should be formed by hedgerow or low brick walls and that boundary treatments should be in line with existing boundaries as there is a risk of the loss of locally distinctive road frontage.' Members do not believe the proposals for the frontage onto Forest Road meet these conditions which the SPD recommends are retained. The design of the properties and the apartment block are out of keeping with the existing buildings in close proximity to the site.
 - c. *The site beyond Forest Road*

Members do not believe that the site beyond the Forest Road frontage respects the character assessment for the area or the masterplan requirements for the street scene. There is a lack of different housing types and form. There appears to be no visitor parking associated with the apartment block.

d. *Landscape and open space requirements*

members are disappointed with the landscaping and open space treatments on the site. The masterplan expects the retention of existing vegetation and enhancement of planting within housing layouts and members do not believe this application reflects those requirements.

There is virtually no existing trees or hedgerows retained as part of the street scene, instead there are single trees in front gardens which do not reflect the aim for the informal arrangement as stated in the masterplan.

There appears to be a lack of additional planting across the development area.

Members would expect any planting for landscaping or around open spaces to be of native species. Members do not consider that the SUDs provide rural character on the basis of the plans presented.

Members would expect further work to be carried out to survey the wildlife on the land. Conditions such as wildlife corridors and access for hedgehogs should be made.

While not a requirement of the masterplan, members are disappointed in the lack of open space or play areas for children on the site. While such amenity is provided nearby on the Memorial Ground, from this site this is accessed by crossing a busy A road, with no pedestrian crossing.

e. *Limited front gardens*

Members do not consider the proposals reflect the street scene treatments outlined in the masterplan or in the key objectives for character and place set out in development framework document. Members are concerned that the proposals do not deliver an informal street appearance and the limited front gardens are dominated by parking spaces. The masterplan says there should be a variety of informal front garden planting and other aspects that support a rural character. There is a lack of variety in plot sizes and set backs to provide interest in the street scene as outlined in the development framework document.

2. Removal of existing trees and hedgerows and siting of properties where they are retained

Members are concerned about the scale of removal of native species of trees and hedgerows and that these cannot be retained through alternative design. Members are concerned that the design of plot 14 adjacent to a retained hedgerow and ash tree may create future problems due to the close proximity of the new property and driveway to the tree and its root profile.

3. Pedestrian and Cycle Access to Forest Road

Members welcome the provision of pedestrian and cycle access onto Forest Road but have concerns that the provision may not be sufficient for shared access by both pedestrians and cycles. Members would highlight concerns about the safety of users

onto Forest Road and would expect the appropriate safety measures to be included in planning conditions.

There is a concern that the access could be used by horse riders and that appropriate steps are taken to prohibit this.

4. Car ports

The proposed design of the car ports shows them fully enclosed on three sides. Members are concerned that while designated as car ports, they could be easily converted to fully enclosed garages by the addition of doors, as has been seen on elsewhere on the in the central area (e.g. 20/00263/FUL). Members have been unable to confirm the dimensions of the proposed car ports but would expect them to meet the BFC Parking Standard for a car port and not a garage. Members share the view of the highway officer on other applications that such a structure could ultimately be used for storage rather than vehicle parking, thereby reducing the on-plot parking for the dwelling below that required by the Parking Standards SPD, March 2016. In turn, this is likely to encourage parking on other areas of the development site and could be detrimental to highway safety.

5. Back land development

Members are concerned that plots 5-11, 14, 19, 32-34 border existing residential homes and do not maintain the quality of environment for existing residents and do not respect the principles set out in 3.6 of the BFC Design Supplementary Planning Document of March 2017.

6. Community Integration

The affordable housing is congregated into one corner of the site, which goes against community integration.

21/00607/FUL 26 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

Conversion of existing garage to provide habitable accommodation and erection of single storey rear extension.

Considered no objection

21/00169/TRTPO 19 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to prune 1 tree.

Considered no objection

Planning List BFC 28/21

21/00608/FUL 22 Mareshall Avenue, Warfield, Bracknell, Berkshire RG42 2QU

Proposed erection of front porch, conversion of existing garage into habitable accommodation, replacement of conservatory roof plus fenestration alterations.

Considered no objection

21/00613/FUL Land east of Crozier Lane, Warfield, Bracknell, Berkshire

Construction of a section of highway including a turning head and drainage basin to deal with surface water.

Recommended refusal

This application is premature as the development has not been approved yet

008. Planning determinations

Applications Determined

21/00473/FUL 2 Prospect Place, Warfield Street, Warfield, Bracknell, Berkshire

Conversion of garage into habitable accommodation.

Approval by Delegated Decision

21/00447/FUL Westerwood Goughs Lane, Warfield, Bracknell, Berkshire

Proposed first floor extension above existing attached garage and conversion of loft space to habitable accommodation with 2x rear dormers and 3x rooflights.

Approval by Delegated Decision

20/01085/OUT Brookfield Farm, Bracknell Road, Warfield, Bracknell, Berkshire

Outline application for residential development of up to 90 dwellings including public open space and associated infrastructure, including new cycle path connecting to Edmunds Lane. Matter of access to be determined with all matters reserved.

Withdrawn

21/00169/FUL 17 Darby Vale, Warfield, Bracknell, Berkshire RG42 2PH

Erection of a part 2 storey and part first floor side extension.

Approval by Delegated Decision

21/00123/TRTPO 48 Darby Vale, Warfield, Bracknell, Berkshire RG42 2PQ

TPO 439 – Application to prune 1 tree.

Approval by Delegated Decision

20/00942/FUL Land to the rear of The Old Coach House, Warfield Park, Bracknell, Berkshire

Erection of a detached triple garage building with first floor ancillary accommodation to serve the proposed dwelling approved under 16/01273/FUL and adjacent property known as The Old Coach House and formation of adjacent replacement parking spaces.

Approval by Delegated Decision

20/01086/FUL Land adjacent to Hayley Green Farm, Hayley Green, Warfield, Bracknell, Berkshire

Replacement of existing agricultural access and track with new improved access and track.

Approval by Delegated Decision

21/00183/FUL 19 Greystock Road, Warfield, Bracknell, Berkshire RG42 2FB

Change of use of public amenity land to private residential garden including relocation of fence.

Approval by Delegated Decision

21/00266/FUL 53 Top Common, Warfield, Bracknell, Berkshire RG42 3SH

Retrospective conversion of garage into habitable accommodation.

Approval by Delegated Decision

21/00073/TRTPO Lanresse Goughs Lane, Warfield, Bracknell, Berkshire

TPO 76a – Application to prune 1 tree.

Refusal by Delegated Decision

21/00105/TRTPO 21 Anthony Wall, Warfield, Bracknell, Berkshire RG42 3UL

TPO 393 – Application to prune 1 tree.

Refusal by Delegated Decision

009. Planning appeals

There was no update to report

010. Ongoing issues

a. CIL and S106 contributions

No update.

b. Current and potential enforcement cases

There was no update to report.

011. Representative reports

Cllr Fitzwilliams noted the start of drainage work around the allotment site.

Cllr Ms Dulieu reported that the application at Lambrook School was expected to be withdrawn.

012. Date of next meeting

The date for the next meeting is on Tuesday 10 August 2021 via Zoom.

013. Closure of the meeting

There being no further business the meeting closed at 8:45pm.