

## PLANNING & TRANSPORT COMMITTEE

### MINUTES OF THE MEETING

held on **Thursday 21 February 2019** at **7.45pm** in the Whitegrove Community Centre, County Lane, Warfield

#### **Present:**

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

#### **In attendance:**

Jason Mawer – Parish Clerk, Cllr Leake (BFC) and 14 local residents

In the absence of Cllr Jones, Cllr Ms Dulieu took the chair.

#### **P779. Apologies for absence**

Apologies were received from Cllrs Ms Gieth and Jones.

#### **P780. Declarations of interest**

Cllr Fitzwilliams gave the Clerk advance notice of an interest as a member of Keep West End Green campaign. The Clerk, on the evidence provided, recorded the interest, but felt Cllr Fitzwilliams could participate in the discussion of application 19/00075/OUT but should not participate in the vote.

#### **P781. Minutes of the previous meeting held on 31 January 2019**

The minutes of the meeting held on Thursday 31 January 2019 were circulated to members ahead of the meeting. The minutes were proposed by Cllr Ms Gill, seconded by Cllr Ms Thorin and APPROVED by members present.

#### **P782. Matters arising**

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

#### **P783. Correspondence and items for information**

Members noted the following correspondence:

From the Patrick Osada on behalf of the Keep West End Green campaign

The report from Bracknell Forest Council on the recommendations for local listing.

#### **P784. Public participation**

Maggie Stock spoke objecting to applications 19/00075/OUT Home Farm Forest Road, Warfield

Claire Wallen spoken objecting to applications 19/00075/OUT Home Farm Forest Road, Warfield

#### **P785. Planning & tree applications (BFC lists 02/19, 03/19 and 04/19)**

*The Chair amended the order of items for consideration*

**19/00076/FUL** Land rear of Grange Cottages (Long Copse), Binfield Road, Binfield  
*Change of use from woodland to public open space with associated landscaping to form an extension to the Woodhurst Park SANG*

##### **Recommended refusal**

The parish council are concerned about the potential impact on the biodiversity and natural habitat of the woodland.

**19/00075/OUT** Home Farm Forest Road, Warfield

*Outline application for up to 197 dwellings with new roundabout and associated access road from Forest Road*

##### **Recommended refusal**

1. The application is contrary to policy CS2 as the land had not been previously developed, is outside of existing settlement boundaries and has no existing public transport links. Bracknell Forest Council in pre-application advice identified Forest Road as being the boundary to development to the north of Bracknell (Planning statement 2.42)
2. The council disputes the assertion of the applicant in 2.32 of the planning statement that the site should be seen as an integrated and linked part of the settlement to the south of Forest Road at Woodhurst Park. This site is separated from Woodhurst Park by a significant area of SANG land and has no shared vehicular access to most of the area.
3. Does not meet policy CS1 as the development is not located near to local amenities including shops and medical facilities.
4. the development would adversely affect the character, appearance and function of the land contrary to Policy CS9. AS The proposed development would result in the loss of a landscape buffer and would have an urbanising impact to the detriment of the character and appearance of the area as Forest Road does not have a suburban character.
5. The traffic surveys do not take into account any changes in traffic movements since the opening of the Ellison Road link onto Forest Road.
6. In the area of the proposal Forest Road is an undulating, unlit rural road with a 40 mph speed limit. It has no pedestrian walkway to Warfield or Binfield as the expectation is that pedestrians and cyclists will use Cabbage Hill.

7. Proposed access onto Forest Road could have an unacceptable impact on an area 'dark skies' as Forest Road is an unlit road.
8. The council would question the medium-term sustainability of a potential hopper bus service to a site of 197 homes and the finances involved in such an operation.
9. Bracknell Forest Council can demonstrate a five year land supply, with a significant proportion being delivered locally in Warfield

As an observation, the parish council are disappointed that in the ten months since seeking pre-application advice from Bracknell Forest Council, the applicant has not approached the parish council regarding their proposals or taken into account the emerging Warfield Neighbourhood Plan.

#### **List 05/19**

**19/00027/FUL** 20 The Larches, Warfield

*Erection of single storey rear extension.*

**Considered no objection**

**19/00077/FUL** Jealotts Hill Research Station, Jealotts Hill, Warfield

*Erection of agricultural chemicals store.*

**Considered no objection**

**19/00096/FUL** Foxheath The Splash, Warfield

*Erection of two storey rear extension with roof extension to create 2 storey dwelling following demolition of conservatory.*

**Considered no objection**

#### **List 06/19**

**19/00095/FUL** 39 Wellingtonias, Warfield Park

*Erection of garage*

**Considered no objection**

**19/00093/FUL** Senneh 22 Westwates Close, Warfield

*Erection of single storey front and first floor side extension*

**Considered no objection**

#### **List 07/09**

**19/00017/TRTPO** 12 Anthony Wall, Warfield

*TPO 393 – Application to prune 1 tree*

**Considered no objection**

Planning Application from Royal Borough of Windsor & Maidenhead

**19/00102 (BFC 19/00099/OBS)** Cruchfield Manor Farm, Ascot road, Warfield

*Replacement timber side access gates with a pair of new wrought iron gates with brick gate piers and a new brick will*

**Considered no objection**

**19/00103 (BFC 19/00100/OBS** Cruchfield Manor Farm, Ascot road, Warfield

*Replacement timber side access gates with a pair of new wrought iron gates with brick gate piers and a new brick will – **listed building consent***

**No comment made**

## **P786. Bracknell Forest Council Planning Committee**

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

17/01002/FUL *Land at Windmill Farm, Malt Hill, Warfield, Bracknell, Berkshire*

**Approved & Legal Agreement Signed**

Change of use of agricultural land to publicly accessible open space to be laid and managed as Suitable Alternative Natural Greenspace (SANG)

17/01351/FUL *Brooklyn Forest Road, Newell Green, Warfield, Bracknell, Berkshire*

**Approved & Legal Agreement Signed**

Erection of a five bedroom dwelling with associated access and parking arrangements following demolition of the existing barn/office (revision of approved scheme 16/01024/FUL)

18/01054/FUL *Chapel House Warfield Street, Warfield, Bracknell, Berkshire*

**Approval by Delegated Decision**

Erection of single storey side and rear extension and alterations to fenestration.

18/01108/FUL *2 Lime Tree Copse, Warfield Park, Bracknell, Berkshire RG42 3RD*

**Approval by Delegated Decision**

Erection of summerhouse

18/01148/FUL *Fair Fields Ascot Road, Warfield, Bracknell, Berkshire*

**Refusal**

Erection of single storey side and rear extension following demolition of conservatory and internal alterations.

18/01179/T *Land at Watersplash Lane, Warfield, Bracknell, Berkshire RG42 4ST*

**Withdrawn**

Siting of sales and marketing suite for a temporary 2 year period

18/01226/FUL *34 Worcestershire Lea, Warfield, Bracknell, Berkshire RG42 3TQ*

**Approval by Delegated Decision**

Conversion of existing garage into habitable accommodation

19/00002/TRTPO *31 Yorkshire Place, Warfield, Bracknell, Berkshire RG42 3XE*

**Refusal**

TPO 440 – Application to prune 2 trees

18/00786/3 *Kennel Lane School Kennel Lane, Warfield, Bracknell, Berkshire*

**Approval by Delegated Decision**

Section 73 application to amend condition 06 of planning permission 11/00700/3 to allow for the maximum number of children on the school roll of Kennel Lane School to increase from 188 to 198 full time equivalent pupils at any one time

18/01166/FUL *25 Yorkshire Place, Warfield, Bracknell, Berkshire RG42 3XE*

**Approval by Delegated Decision**

Erection of first floor front and side extension

18/01210/FUL *Tesco Stores Ltd 17 County Lane, Warfield, Bracknell, Berkshire*

**Refusal**

Change of use of 3 parking spaces and a portion of recycling space to hand car wash and valeting operation including the installation of a cabin and erection of a canopy

18/01213/FUL *Jealotts Hill Research Station, Jealotts Hill, Warfield, Bracknell, Berkshire*

**Approval by Delegated Decision**

Replacement of existing polytunnels

19/00005/TRTPO *25 All Saints Rise, Warfield, Bracknell, Berkshire RG42 3DS*

**Approval by Delegated Decision**

TPO 373 – Application to prune 3 trees

**P787. Planning Appeals**

There were no appeal updates to report.

**P788. Ongoing issues**

- a. CIL and S106 contributions

There was no update to report

- b. Current and potential enforcement cases

The Clerk reported to members a potential enforcement case and would provide a full update to the next meeting.

**P789. Representative reports**

Cllr Ms Gill told members that Westmorland Park was being well used and appeared in good order.

Cllr Fitzwilliams mentioned the removal of the hedge at Fairclough Farm.

**P790. Date of next meeting**

The date for the next meeting will be at 8.00pm on Thursday 14 March 2019. Members were reminded that ahead of the meeting would be a private briefing from Boyer.

**P791. Closure of the meeting**

There being no further business the meeting closed at 8.35 pm.