

PLANNING & TRANSPORT COMMITTEE

MINUTES OF THE MEETING

held on **Thursday 31 January 2019** at **7.45pm** in the Green Room,
Brownlow Hall, Newell Green, Warfield

Present:

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

In attendance:

Jason Mawer – Parish Clerk, Cllr Dr Barnard and 16 local residents

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

P766. Apologies for absence

Apologies were received from Cllrs Fitzwilliams and Jones.

P767. Declarations of interest

There were no declarations of interests or dispensations requested.

P768. Minutes of the previous meeting held on 10 January 2019

The minutes of the meeting held on Thursday 10 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.

P769. Matters arising

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

P770. Correspondence and items for information

Members noted the following correspondence:

From the Hawksbury Homes Ltd regarding their proposed development on land east of Newell Hall;

from the Planning Inspectorate concerning the appeal decision for Old Whitelocks;

from Bracknell Forest Council concerning the forthcoming appeal for Scotlands House;

from the resident of Cuckoo Cottage objecting to application 19/00006/OUT

The Clerk updated members on the recent Planning Liaison meeting.

P771. Public participation

Maggie Stock spoke on behalf of residents of Warfield Street objecting to applications 19/00006/OUT Land to the north of Warfield Street and to the east of Osborne Lane and 19/00055/OUT Land adjacent to Newell Hall, Warfield Street

Oliver Jones spoke on behalf of residents of Newell Hall objecting to applications 19/00006/OUT Land to the north of Warfield Street and to the east of Osborne Lane and 19/00055/OUT Land adjacent to Newell Hall, Warfield Street

Claire Wallen spoken objecting to applications 19/00006/OUT Land to the north of Warfield Street and to the east of Osborne Lane and 19/00055/OUT Land adjacent to Newell Hall, Warfield Street

P772. Planning & tree applications (BFC lists 02/19, 03/19 and 04/19)

The Chair amended the order of items for consideration

19/00006/OUT Land to the north of Warfield Street and to the east of Osborne Lane, Osborne Lane, Warfield

Outline application for the erection of 41 dwellings, including 14 affordable dwellings, together with the provision of an access from Osborne Lane, an attenuation pond, woodland management, open space and landscaping

Recommended refusal

1. Contrary to policy CS2 as the land had not been previously developed, is outside of existing settlement boundaries and has limited public transport links.
2. Does not meet policy CS1 as the development is close located near to local amenities including schools and shops
3. 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 odd a landscape buffer between residential areas and would have an urbanising impact to the detriment of the character and appearance of the area
4. There is no evidence this development meets the housing needs of the community (policy CS16)
5. There are no mitigations against transport impacts (policy CS24)
6. Proposed access onto Osborne Lane could have an unacceptable impact on highway safety due to width of the road and lack of pedestrian walkways to the site. Osborne Lane is an unlit road
7. All trees species on the western part of the site are protected by TPO 1250
8. Bracknell Forest Council can demonstrate a five year land supply, with a significant proportion being delivered locally in Warfield

19/00055/OUT Land adjacent to Newell Hall Warfield Street, Warfield

Outline application for the erection of a 72 bedroom care home (details of access, layout and scale submitted)

Recommended refusal

1. Contrary to policy CS2 as the land had not been previously developed, is outside of existing settlement boundaries and has limited public transport links.
2. Does not meet policy CS1 as the development is close located near to local amenities including medical facilities and shops
3. 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 between residential areas and would have an urbanising impact to the detriment of the character and appearance of the area
4. There is no evidence this development meets the housing needs of the community (policy CS16)
5. There are no mitigations against transport impacts (policy CS24)
6. New access onto Warfield Street could have an unacceptable impact on highway safety
7. All trees of all species and age within the woodland including saplings, seedlings and natural regeneration are protected under TPO 1260
8. Concern over the amount of parking allocated for staffing and visitors.
9. Lack of turning space for ambulances and delivery vehicles

List 02/19

18/01222/FUL 5 Hemmyng Corner, Warfield

Erection of single storey rear extension and conversion of garage into part habitable accommodation part store.

Considered no objection

19/00002/TRTPO 31 Yorkshire Place, Warfield

TPO 440 – application to prune 2 trees

Not considered - refused by Bracknell Forest Council ahead of the meeting

List 03/19

18/01236/REM Land adjacent to 2 Breadcroft Cottages Cocks Lane, Warfield

Submission of reserved matters relating to appearance and landscaping pursuant to outline planning permission 18/00601/OUT for the erection of 4x 3 bedroom dwellings and 1x 4 bedroom dwelling with associated parking and access following demolition of existing buildings

Considered no objection

19/00007/FUL 34 Huson Road, Warfield

Conversion of existing detached garage into part study part store

Considered no objection

19/00034/FUL Kings Copse Bottle Lane, Warfield

Change of use of existing paddock to riding arena

Considered no objection

List 04/09

19/00053/FUL 28 Lyon Oaks, Warfield
Erection of single storey side extension
Considered no objection

19/00005/TRTPO 25 All Saints Rise, Warfield
TPO 373 – application to prune 3 trees
Recommended refusal
No evidence to support works

P773. Bracknell Forest Council Planning Committee

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

18/000232/TRTPO *Warfield Priory Old Priory Lane, Warfield, Bracknell, Berkshire*
Refusal
TPO 1168 – Application to prune 1 tree and fell 1 tree

18/00912/FUL *1 Hayley Green Cottages, Forest Road, Hayley Green, Warfield, Bracknell, Berkshire*
Approval by Delegated Decision
Erection of single storey infill extension, erection of canopy to front, installation of roof lanterns, conversion of garage into habitable accommodation, alterations to fenestration and extension to dropped kerb.

18/01129/FUL *Alanby Church Lane, Bracknell, Berkshire*
Approval by Delegated Decision
Erection of single storey rear and side extension following demolition of existing covered area, infilling of existing porch, installation of rooflights, installation of 1m fencing, erection of porch, replacement fenestration, installation of juliet balcony and enlargement of step.

18/00239/TRTPO *Land at Watersplash Lane, Warfield, Bracknell, Berkshire RG42 4SR*
Refusal
TPO 686 – application to fell trees and prune 1 tree

18/00988/REM *Garth Works Kennel Lane, Warfield, Bracknell, Berkshire*
Approval by Delegated Decision
Submission of details of appearance, landscaping and scale for the erection of 12x dwellings, comprising of 8x apartments, 4x houses with associated parking and turning, following demolition of existing buildings pursuant to outline planning permission 16/00391/OUT

18/00998/FUL *Kennel Lane School, Kennel Lane, Warfield, Bracknell, Berkshire*
Approval by Delegated Decision
Erection of 3m high perimeter security fence

P774. Planning Appeals

18/00408/FUL Old Whitelocks, Garsons Lane – demolition of existing annex to swimming pool building and part of the main house and erection of extensions to the main house. **Appeal Dismissed.**

18/00047/FUL Scotlands House – erection of 12 houses with associated car parking. **Appeal lodged.**

P775. Ongoing issues

a. CIL and S106 contributions

The Clerk reported that the following demands had been issued:

Application	site	Total CIL due	CIL due to WPC
16/01195/FUL	Land east of Avery Lane and north of Watersplash Lane	£3,609,262.47	£541,389.37
16/01274/FUL	Land at Watersplash Lane	£1,099,933.73	£164,990.06
16/01253/FUL	Land south of Fairclough Farm	£1,251,045.83	£187,656.87

b. Current and potential enforcement cases

There was no update to report.

P776. Representative reports

There were no representative reports

P777. Date of next meeting

The date for the next meeting will be at 7.45pm on Thursday 21 February 2019.

P778. Closure of the meeting

There being no further business the meeting closed at 8.45 pm.