



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 6 July 2015** at **7.45pm** in the Parish Office

Present: Councillors Ms Healy (Chair), Fitzwilliams, Dr Haffegge and Lee

Also present: 2 members of the public

P013. Apologies for absence

There were none.

P014. Declarations of interest

Councillors Fitzwilliams, Haffegge and Ms Healy both declared a non-pecuniary personal interest in respect of planning application 15/00521/FUL for 2 Cloverlea Cottages, Forest Road, Newell Green, Warfield.

P015. Minutes of the previous meeting held on 15 June 2015

These were approved by the Planning Committee, having been proposed by Councillor Ms Healy and seconded by Councillor Dr Haffegge.

P016. Matters arising

- a. The Old Piggery, Gibbins Lane – it was noted that velux windows have been installed to the front and rear of this property and the Deputy Clerk was asked to investigate whether or not this change to the permitted plans is permissible. The Deputy Clerk was also asked to investigate whether or not a new landscape planning application has been submitted as a brick wall has been constructed to the front of the property rather than the permitted fence.
- b. Chavey Down Local Wildlife Sites – it was agreed that the Deputy Clerk will purchase information for the 'Adjacent to Chavey Down Pond' Local Wildlife Site from Thames Valley Environmental Records Centre, as well as information for the 'Adjacent to Chavey Down' Local Wildlife Site as previously agreed.

P017. Planning and tree application recommendations (lists 25/15 – 27/15)

LIST 25/15

15/00419/FUL Wickets, Forest Road, Hayley Green, Warfield – recommend refusal

Proposal: Erection of front and rear two storey extension following demolition of the existing conservatory

Reason(s):

1. The proposed extension by reason of its size and mass represents an unacceptable enlargement of the property.

15/00521/FUL 2 Cloverlea Cottages, Forest Road, Newell Green, Warfield – considered no objection

Proposal: Erection of a two storey side extension

15/00099/TRTPO Land To The Rear Of 70, 72 and 74 The Plateau, Warfield Park, Bracknell – recommend refusal

Proposal: TPO 1025 - Application to prune 15 trees

Reason(s):

1. Warfield Parish Council are concerned that the mixed species nature of the site will be damaged if this work is undertaken.
2. it is not clear from the plans the actual trees to be pruned.

LIST 26/15

15/00577/FUL Fairacres, Gibbins Lane, Warfield – observations

Proposal: Erection of single storey building for equestrian storage following the demolition of existing building

Reason(s):

1. That the use be restricted for use of the equestrian business only.

LIST 27/15

15/00591/FUL Thames Water Sewage Disposal Works, Hazelwood Lane, Binfield – recommend refusal

Proposal: Proposed Access Road to Service Consented Generator Compound

Reason(s):

1. Adverse effect on biodiversity with destruction of existing hedgerow and a large tree

15/00554/FUL The Hermitage, Herschel Grange, Warfield – recommend refusal
Proposal: Section 73 Application for the variation of condition 02 of Planning Permission Ref: 620217 granted on the 29th November 1994 which allowed for the increase in the number of mobile homes from 10 to 11, to allow for an increase to 14 mobile homes

Reason(s):

1. The proposal represents an undesirable overdevelopment of the site.
2. Warfield Parish Council is concerned at the loss of soft landscaping and amenity land which will result from any increase in number of units on the site.
3. Warfield Parish Council is concerned that there will be insufficient land available for resident and visitor parking if the number of units on the site is increased.
4. Warfield Parish Council does not believe that the plans showing parking adjacent to each home cannot be achieved due to the size of the plots.

15/00616/FUL 12 Top Common, Warfield – considered no objection

Proposal: Erection of a rear conservatory

15/00605/A Land North Of Harvest Ride and South Of Forest Road and East Of West End Lane, West End Lane, Warfield – observations

Proposal: Erection of approx. 200m length of externally illuminated advertisement hoarding and display of externally illuminated stack sign fronting Harvest Ride

Reason(s):

1. Warfield Parish Council would like to see the period of time the hoardings and signage are illuminated be restricted and not be permitted between the overnight hours of 20:00 - 08:00

15/00608/FUL Street Record, Hoffman Close, Warfield – notified in error by Bracknell Forest Council, therefore not considered

P018. Bracknell Forest Council Planning Committee

- a. Meeting of 18 June 2015 – three Warfield applications were considered:
 - 14/01317/FUL (53 All Saints Rise, Warfield – erection of a part single, part two storey side extension). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommended approval, application approved.
 - 15/00122/FUL (Nutcroft, 20 Priory Lane, Warfield – erection of a single storey extension with roof lanterns and the erection of 2 outbuildings to provide a garage and enclosure to outdoor swimming pool). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommended approval, application approved.
 - 15/00235/FUL (46 All Saints Rise, Warfield – two storey side extension and single storey front extension). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommended approval, application approved.
- b. Meeting of 16 July 2015 – no Warfield applications to be considered.

P019. Correspondence for information

- a. Notification of appeal decision for planning application 14/00711/FUL (Land to the south of The Limes, Hayley Green, Warfield – erection of 8 no. dwellings, together with new vehicular access to The Limes, pedestrian access to open space to the south and car parking) – allowed. This was noted.
- b. Correspondence regarding planning application 15/00500/FUL (Land at reference C003Z, Birch Lane, Ascot – erection of agricultural building and greenhouses for market garden) – noted.

P020. Ongoing issues

- a. Warfield New Development:
 - Area 1 (land east of Avery Lane, west of Maize Lane) – no progress to report.
 - Area 2 (land west of Avery Lane) – Warfield Parish Council’s meeting with Berkeley Homes before the next planning meeting on Monday 27 July 2015 was noted (Warfield Parish Council’s planned visit to the Marketing Suite to be arranged at this meeting – showhome not scheduled to be completed until February 2016).
 - Area 3 (land east of Maize Lane) – no progress to report.
- b. Tree survey in New Development area:

Quelm Lane – Councillor Fitzwilliams will consider whether any trees other than oaks T2, T3 and T4 identified in Tree Preservation Order (TPO) 89 merit a request for new Tree Preservation Orders.

Avery Lane – the Deputy Clerk has still to identify all TPOs in the area of Avery Lane.

The Deputy Clerk reported that a list of TPOs in Warfield has now been received from Bracknell Forest Council and, whilst not completely accurate, is acceptable until TPOs are added to Bracknell Forest Council’s Public Access System (timescales for this have yet to be determined).

- c. Works to open spaces at Goddard Way and Warfield Chase – at Warfield Parish Council’s meeting with Richard Walton, Bracknell Forest Council’s Head of Parks & Countryside, on Wednesday 17 June 2015 the following were noted:
 - Information on the works at Goddard Way was not accurate, and was not made available in a timely manner. Bracknell Forest Council has not

committed to any further consultation with residents, but will attempt to keep Warfield Parish Council updated on future works.

- Bracknell Forest Council is currently consulting with local residents regarding works to hedges at Warfield Chase.
 - It was agreed that Warfield Parish Council would publicise Bracknell Forest Council's online Parks Survey which is on-going.
- d. Former Warfield Park entrance drive – there was no progress to report on the investigation into land ownership.
- e. Planning application 14/00863/FUL (Land at Rear of 4 Hayley Green Cottages, Forest Road, Hayley Green, Warfield – erection of 3 no. dwellings including associated parking, access and amenity space) – amended plans have not yet been received from the applicant by Bracknell Forest Council.
- f. Bracknell Forest Council Tree, Woodland and Hedgerow Strategy – it was confirmed that Warfield Parish Council's response to the request for evidence for a Tree, Woodland and Hedgerow Strategy has been submitted to Bracknell Forest Council.
- g. Bracknell Forest Council's Landscape Evidence Workshop – it was agreed that Councillor Fitzwilliams would produce a draft response to the consultation for final approval by the Planning Committee.
- h. Bray Neighbourhood Plan – it was noted that Warfield Parish Council had no comment to make on Bray Parish Council's pre-submission consultation.
- i. Binfield Neighbourhood Plan – it was noted that Warfield Parish Council's response to Binfield Parish Council's pre-submission consultation is still under consideration (closing date for comment is Monday 10 August 2015).
- j. Current & potential enforcement cases – the following were noted:
- 1 Norfolk Chase – Bracknell Forest Council has advised that the removal of soft landscaping and installation of dropped kerb could have been completed under permitted development and, because most of it was done more than 4 years ago, it would be immune from enforcement action in any case. The case can therefore be closed.
 - Hermitage Caravan Park – a new planning application 15/00554/FUL, for an increase in number of mobile homes to 14, has been submitted for this site (considered at this meeting).
 - Land at The Old Piggery, Gibbins Lane – this matter is being monitored by Bracknell Forest Council's enforcement team.

- Warfield Hall – the new access onto the A3095 has been licenced for temporary use by Bracknell Forest Council whilst works associated with planning application 14/00805/LB are undertaken. The case can therefore be closed.
- St Michael’s Church Car Park – this matter has been reported to the Bracknell Forest enforcement team.

P021. Representatives’ area reports

- a. It was reported that oak trees on the northern side of the Warfield Park access drive running from Long Hill Road, Chavey Down, have very recently been pruned. The Deputy Clerk was asked to investigate whether or not these trees are protected by a Tree Preservation Order.
- b. It was noted that groundworks for phase 3 of the new road linking the Quelm Park roundabout with Forest Road are now underway.
- c. Correspondence regarding businesses operating out of Cruchfield Manor Farm was noted.
- d. Correspondence regarding parking in All Saints Rise, Warfield was noted.
- e. Changes to Bracknell Forest Council’s Supported Bus Services (from 13 July 2015) were noted.

P022. Date of next meeting

The date of the next meeting was confirmed as Monday 27 July 2015 at 7.45pm.

P023. Closure of the meeting

There being no further business the meeting closed at 9.47pm.