



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 15 June 2015** at **7.45pm** in the Parish Office

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

P001. Apologies for absence

Councillors Kilmartin and Lee.

P002. Declarations of interest

There were no declarations of a personal or prejudicial interest in respect of any matter to be considered at the meeting.

P003. Minutes of the previous meeting held on 26 May 2015

Subject to the application reference and address of the third planning application recommendation for list 19 being corrected, these were approved by the Planning Committee, having been proposed by Councillor Dr Haffegge and seconded by Councillor Ms Healy. They await adoption by Council on 24 June 2015.

P004. Matters arising

- a. 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) – it was noted that this planning application is still pending consideration, with amended plans awaited from the applicant. Once received the Deputy Clerk will circulate the amended plans to the Planning Committee for further consideration.
- b. Bracknell Forest Council Briefing on Planning (25 June 2015) – it was noted that Councillors Fitzwilliams, Jones and Lee have confirmed their attendance. The Deputy Clerk was asked to contact Councillor Kilmartin to confirm whether or not he is able to attend.

P005. Committee administration

- a. Draft terms of reference for the Planning & Transport Committee – these were considered, and it was agreed that ‘the monitoring of s106 and Community Infrastructure Levy (CIL) contributions and their use within the Parish ...’ should be removed. It was further agreed that Councillor Fitzwilliams would consider the terms of reference for all Parish Council committees in order to standardise and simplify them.
- b. Area responsibilities – these were agreed as follows:
 - Councillor Fitzwilliams – Nuptown (Deputy Clerk to print plans)
 - Councillor Dr Haffegée – Whitegrove
 - Councillor Ms Healy – Warfield Park (Deputy Clerk to print all plans for the Parish)
 - Councillor Jones – St Michael
 - Councillor Kilmartin (new Councillor) – no area will be allocated until Councillor Kilmartin is suitably trained
 - Councillor Lee – Quelm Park

P006. Planning and tree application recommendations (lists 22/15 – 24/15)

LIST 22/15

15/00398/FUL 42 Horatio Avenue, Warfield – observations

Proposal: Erection of a single storey rear extension with roof light

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: adequate root protection must in place during the works for the mature tree in the rear garden of the property (T69 of TPO 393), and the mature trees in the gardens of adjoining properties (T67 and T70 of TPO 393).

15/00415/FUL 9 Shorland Oaks, Warfield – considered no objection

Proposal: Part conversion of garage into habitable accommodation, erection of a single storey front extension to form porch

LIST 23/15

15/00405/FUL 44 Julius Hill, Warfield – considered no objection

Proposal: Erection of a single storey rear extension

15/00483/FUL Broadview Paddocks, Goughs Barn Lane, Warfield – observations

Proposal: Installation of 4no floodlights to illuminate menage to allow for safe exercising of ponies during winter months

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: there must be a restriction on when the floodlights can be used, to prevent them being left on overnight.

LIST 24/15

15/00489/FUL Barn at Malt Hill, Church Lane, Warfield – recommend refusal

Proposal: Construction of new vehicular access from Church Lane to replace existing access to site from Malt Hill

Reason(s):

1. Warfield Parish Council is very concerned at the impact on biodiversity caused by the proposed removal of a mature, ancient hedgerow in order to create the new access.
2. The proposed new access will cross a drainage ditch.

15/00500/FUL Land at Reference C003Z, Birch Lane, Ascot – recommend refusal

Proposal: Erection of agricultural building and greenhouses for market garden (resubmission of 14/01172/FUL)

Reason(s):

1. The site is within a residential area and in this situation the proposed development would be inappropriate, especially being situated between two dwellings.
2. The proposed development would generate additional traffic movements into and out of Long Hill Road and this would adversely affect road safety and impede the flow of traffic.
3. The proposed development would generate additional traffic movements in Birch Lane, an unmade road, which would be detrimental to the condition of that road and would therefore have an unacceptable impact on existing residents of that road.
4. The site is subject to Tree Preservation Order 606 which covers all tree species of all sizes on the site. Warfield Parish Council objects to any loss of trees in this area.
5. The proposed development would result in a loss of biodiversity on the site.

P007. Bracknell Forest Council Planning Committee

- a. Meeting of 28 May 2015 – no Warfield applications were considered.
- b. Meeting of 18 June 2015 – three Warfield applications to be 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 recommends approval.
 - 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). Withdrawn from previous meeting agenda. Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommends approval.

- 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 recommends approval.

P008. Correspondence for information

- a. Notification of informal hearing date for appeal against Replacement trees S207 at The Old Coach House, Warfield Park, Warfield – 1 July 2015. This was noted.
- b. Correspondence regarding planning application 15/00383/FUL (Street Record, Warfield Park, Warfield – change of use of land adjoining Warfield Park for the siting of up to 100 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANG) and informal open space together with access improvements, landscaping and biodiversity measures) – noted.
- c. Notification of Bracknell Forest Council’s Landscape Evidence Base Workshop on 23 June 2015 – Councillor Ms Healy will attend on behalf of Warfield Parish Council, and an invitation will also be sent to Vicki Painter, Chair of the Warfield Neighbourhood Plan Steering Group.

P009. 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) – the planning application for the site of Suitable Alternative Natural Greenspace (SANG) has now been approved, and a decision on the planning application for The Cut corridor is expected soon. Berkeley Homes has advised that the submission of a planning application for its Senior Living site has been delayed.

The Deputy Clerk is awaiting potential meeting dates for Berkeley Homes’ presentation of its phase 4 Senior Living proposals to the Committee.

Berkeley Homes has suggested delaying Warfield Parish Council’s planned visit to the Marketing Suite until the showhome is completed (completion date still to be advised).

- Area 3 (land east of Maize Lane) – no progress to report.

- b. Tree survey in Warfield SPD area – Councillor Fitzwilliams presented his review of Bracknell Forest Council’s Tree Survey, with findings grouped by location. It was agreed that, for each location:
- Deputy Clerk will check for all Tree Preservation Orders (TPOs) at that location,
 - Deputy Clerk and Councillor Fitzwilliams will then compare the trees with TPOs against all trees identified in the Tree Survey and Councillor Fitzwilliams’ review and,
 - Request new TPOs if necessary.

It was further agreed that Quelm Lane and Avery Lane should be actioned as a matter of urgency, with the next priorities being Hedge Lane (including the new pond) and Priory Lane.

The Deputy Clerk was asked to request a list of TPOs in Warfield from Bracknell Forest Council (noting that the same request has previously been refused).

- c. Community Infrastructure Levy (CIL) – Warfield Parish Council’s meeting with Bracknell Forest Council on Monday 20 July was noted. Warfield Parish Council has confirmed that Councillors Harrison and Ms Healy will be attending, and it was agreed that Councillors Haffegge and Jones will also attend.
- d. Works to open spaces at Goddard Way and Warfield Chase – a meeting with Richard Walton, Bracknell Forest Council’s Head of Parks & Countryside, on Wednesday 17 June 2015 was noted.
- e. Former Warfield Park entrance drive – there was no progress to report on the investigation into land ownership.
- f. Bracknell Forest Council Tree, Woodland and Hedgerow Strategy – Councillor Fitzwilliams’ draft response to Bracknell Forest Council’s request for evidence for a Tree, Woodland and Hedgerow Strategy in Bracknell Forest was approved, and the Deputy Clerk was asked to submit it to Bracknell Forest Council.
- g. Current & potential enforcement cases – there was no progress to report on any enforcement cases.

P010. Representatives’ area reports

- a. Warfield Hall – it was noted that a new vehicular access has been created onto the A3095 opposite West Hatch Lane, and that this has been reported to Bracknell Forest Council’s Planning Enforcement team.
- b. The Old Piggery, Gibbins Lane – it was noted that the newly constructed dwelling appears different to the approved plans. It was also noted that a brick wall is currently being constructed to the front of the property, adjacent to Gibbins

Lane. It was agreed that the works would be re-viewed alongside the approved plans.

- c. Riparian ownership of a watercourse – receipt of information on riparian ownership from Bracknell Forest Council was noted. It was agreed that summary information plus a link to detailed information on the Bracknell Forest Council website would be added to the next issue of the Wren. The Deputy Clerk was asked to forward the information to Vicki Painter, Chair of the Warfield Neighbourhood Plan Steering Group.
- d. Warfield Park – a response from Michael Hardware, Executive Vice President of Chelgate Ltd, to Warfield Parish Council’s queries regarding the Park’s recently submitted planning application for the siting of an additional 100 mobile homes (15/00383/FUL) was considered. It was agreed that the Deputy Clerk would acknowledge receipt, and advise that Warfield Parish Council’s recommendation for the planning application would remain as is, being a response to the documents submitted with the planning application.

It was further agreed that the Deputy Clerk would purchase information associated with the ‘Adjacent to Chavey Down’ Local Wildlife Site from Thames Valley Environmental Records Centre, for information.

- e. Extension to the car park at St. Michael’s Church – it was noted that the car park is now in use, but that it has not been constructed in accordance with the approved planning application. The Deputy Clerk was asked to report the matter to Bracknell Forest Council’s Planning Enforcement team.
- f. Bray Neighbourhood Plan – Warfield Parish Council has received notification of Bray Parish Council’s pre-submission consultation (closing date for comments is Friday 3 July 2015). It was agreed that the Deputy Clerk would circulate to all for comment, also to Vicki Painter, Chair of Warfield Neighbourhood Plan Steering Group.
- g. Binfield Neighbourhood Plan – Warfield Parish Council has received notification of Binfield Parish Council’s pre-submission consultation (closing date for comments is Monday 10 August 2015). It was agreed that the Deputy Clerk would circulate to all for comment, also to Vicki Painter, Chair of Warfield Neighbourhood Plan Steering Group

P011. Date of next meeting

The date of the next meeting was confirmed as Monday 6 July 2015 at 7.45pm.

P012. Closure of the meeting

There being no further business the meeting closed at 10.06pm.