



## **MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE**

Held on **Tuesday 26 May 2015** at **7.45pm** in the Parish Office

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

### **1. Apologies for absence**

Councillors Jones and Lee.

### **2. Declarations of interest**

Councillor Fitzwilliams declared a non-pecuniary personal interest in respect of planning application 15/00393/PAH for Hawfield House, Ascot Road, Warfield.

Councillor Ms Healy declared a non-pecuniary personal interest in respect of planning application 15/00383/FUL for Street Record, Warfield Park, Warfield.

### **3. Minutes of the meeting held on 6 May 2015**

These were approved by the Planning Committee, having been proposed by Councillor Haffegge and seconded by Councillor Ms Healy. They await adoption by Council on 20 May 2015.

### **4. Matters arising from this meeting not covered elsewhere on the agenda**

- 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 application is still pending consideration. The legal matter raised by a neighbour is not considered an issue in deciding the application, however there is an issue with the size of a garden and Bracknell Forest Council are awaiting amended plans which the Deputy Clerk will then circulate to the Planning Committee for further consideration.

- b. Planning application 15/00241/FUL (Land North of the Hermitage Caravan Park, Herschel Grange, Warfield – erection of stables, fence, gate and ancillary hard standing) – it was noted that the rubbish dumped on this site is already the subject of a Bracknell Forest Council enforcement case.
- c. Copies of the proposed Traffic Regulation Order for Warfield Byway 20 (Hawthorn Lane) and Byway 4 (Berry Lane) were provided to Councillors Fitzwilliams and Ms Healy as requested.
- d. It was noted that the issue of rubbish in the ditches along Gibbins Lane has been reported to Bracknell Forest Council.
- e. It was noted that the hedge on Warfield Street between Newell Hall and Cuckoo Cottage, which is overgrowing the footpath, has been reported to Bracknell Forest Council.

## **5. Allocation of area responsibilities to Planning Committee members**

This item was held over to the next meeting on Monday 15 June 2015, due to the absence of Councillors Jones and Lee.

## **6. Planning application recommendations (lists 19/15 – 21/15)**

### **LIST 19/15**

*15/00368/FUL Church Farm House, Church Lane, Warfield – observations*

Proposal: Reinstatement, refurbishment, side and rear extensions of 1no dwelling (Church Farm House) to create 3no 4 bed dwellings

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: permitted development rights must be removed for the proposed three dwellings.

*15/00379/FUL 4 Oxfordshire Place, Warfield – considered no objection*

Proposal: Erection of first floor extension above garage

*15/00393/FUL Hawfield House, Ascot Road, Warfield – observations*

Proposal: Application for prior approval for the erection of a single storey rear extension

Reason(s):

1. Warfield Parish Council notes that this dwelling has already been extended, and therefore the previous extension(s) must be taken into consideration when determining this application.
2. Warfield Parish Council has in the past been advised by the applicant of the presence of Great Crested Newts on the site, and the presence of Great Crested Newt breeding ponds in the vicinity of the site.

## LIST 20/15

### *15/00063/TRTPO 2 Shorland Oaks, Warfield – recommend refusal*

Proposal: TPO 184 – Application to Prune 2 trees

Reason(s):

1. T1 (Oak) - REF - Warfield Parish Council considers the proposed pruning of this very important visual amenity to provide 2.5m clearance of the house and garage to be excessive.
2. T2 (Oak) - CNO

### *15/00383/FUL Street Record, Warfield Park, Warfield – recommend refusal*

Proposal: 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

Reason(s):

1. The site of the proposed development is not identified as a site for future housing development in Bracknell Forest Council's Site Allocation Local Plan (July 2013).
2. Part of the proposed Suitable Alternative Natural Greenspace (SANGs) is located on the Big Wood Local Wildlife Site, and the formation of SANGs on such land would have an unacceptably adverse impact on the wildlife and biodiversity of the Wildlife Site and of the local area.
3. Warfield Parish Council believes that the North Field part of the proposed development site is located on a Wildlife Heritage Site and is concerned that development on such land would have an unacceptably adverse impact on the wildlife and biodiversity of the site and of the local area.
4. No additional improvements to the Long Hill Road or the Westmorland Drive accesses to Warfield Park, both of which are already substandard in respect of visibility, have been proposed to accommodate the increase in traffic resulting from the proposed development, and so the safety of traffic on Long Hill Road and on Westmorland Drive would be adversely affected.
5. Warfield Park does not currently have good public transport links to the surrounding area and it would be difficult to improve these.
6. There is no indication of the number of proposed units which will be allocated to affordable housing.
7. Parts of the proposed development would be detrimental to the secluded setting of existing dwellings.
8. Warfield Parish Council is concerned that the proposed development will not provide at least 20% of its energy requirements from on-site renewable energy generation.
9. Warfield Parish Council is concerned that no consideration has been given to health provision for the occupants of the proposed development, especially given the number of new homes already being developed under Bracknell Forest Council's Site Allocation Local Plan (July 2013).
10. The occupants of the development would put extra pressure on the Thames Basin Heaths Special Protection Area. The proposal does not fully mitigate the impact of the development, despite the proposal for development of new SANGs, as no further contributions towards mitigation are proposed.

11. No Community Infrastructure Levy (CIL) payments are proposed, these being essential to fund the infrastructure improvements necessary to support new development.
12. There are issues with the current drainage/sewage system which need to be resolved and the system as it exists at present will not accommodate a further 100 new homes.
13. The proposed parking provision does not meet Bracknell Forest Council approved standards, in terms of both resident and visitor parking.

#### **LIST 21/15**

##### *15/00421/FUL 57 Top Common, Warfield – recommend refusal*

Proposal: Erection of a single storey rear extension to garage and kitchen and part garage conversion to form a habitable room

Reason(s):

1. The proposal to create a new parking space would result in a loss of soft landscaping to the front of the property which would be detrimental to the visual amenities of the area.
2. The location of the proposed new parking space would be inappropriate, being in close proximity to a road junction.

##### *15/00443/PAH Jasmine Cottage, Ascot Road, Warfield – considered no objection*

Proposal: Application for prior approval for the erection of single storey rear extension (Re-submission of 14/00908/PAH)

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

- a. Meeting of 28 May 2015 – one Warfield applications to be considered:
  - 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 pool). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommends approval.

#### **8. Correspondence for information**

- a. Correspondence regarding planning application 15/00351/FUL (1 Old Farmhouse Row, Warfield) – noted.
- b. Notification of appeal decision for tree application 14/00153/TRTPO (1 Tarragon Close, Warfield) – allowed in part. This was noted.
- c. Notification of change of means by which the appeal will be decided for planning application 14/00901/FUL (82 Hamlet Street, Warfield) – noted.

## 9. Ongoing issues

### a. Warfield Supplementary Planning Document (SPD):

- Area 1 (land east of Avery Lane, west of Maize Lane) – no progress to report.
- Area 2 (land west of Avery Lane) – decisions on the planning applications for the site of Suitable Alternative Natural Greenspace (SANG) and The Cut corridor are expected soon. Berkeley Homes anticipates submitting a planning application for its Senior Living site very soon, and a planning application for the East/West Corridor in July/August 2015.

Berkeley Homes' offer to present its phase 4 Senior Living proposals to the Planning Committee was noted. The Deputy Clerk was asked to organise this meeting as soon as possible.

Berkeley Homes' invitation to view its Marketing Suite, including model of the phase 1 housing, in July was welcomed. The Deputy Clerk was asked to organise this meeting too.

The Deputy Clerk was also asked to request meetings with Bracknell Forest Council to commence discussions on the new Community Infrastructure Levy (CIL) which has recently been introduced, and to commence discussions on the new allotment site.

- Area 3 (land east of Maize Lane) – no progress to report.
  - Area 4 (Manor Farm, Binfield Road) – this development is now complete and can therefore be removed from future reports.
- b. Tree survey in Warfield SPD area – Councillor Fitzwilliams offered to review Bracknell Forest Council's tree survey to ensure that all appropriate trees have suitable protection. It was noted that Warfield Environment Group will be conducting a Veteran Tree Survey in Warfield.
- c. Community Infrastructure Levy (CIL) – a meeting with Bracknell Forest Council is to be requested (see item 9a).
- d. Works to open spaces at Goddard Way and Warfield Chase – a further complaint regarding works at Edmunds Green was noted. The Deputy Clerk was asked to ensure a meeting with Richard Walton, Bracknell Forest Council's Head of Parks & Countryside, is arranged.
- e. Former Warfield Park entrance drive – the investigation into land ownership is outstanding.
- f. Bracknell Forest Council Briefing on Planning (25 June 2015) – it was agreed that Councillors Fitzwilliams and Kilmartin will confirm their attendance by Friday 29 May.

The Deputy Clerk was asked to consult Councillors Jones and Lee regarding their attendance at the Briefing.

- g. New support programmes for community rights – it was agreed that Councillor Ms Healy will consider the support programmes, and discuss further with the Warfield Neighbourhood Plan Steering Group.
- h. Bracknell Forest Council Tree, Woodland and Hedgerow Strategy – Councillor Fitzwilliams agreed to produce a draft response to Bracknell Forest Council's request for evidence for a Tree, Woodland and Hedgerow Strategy in Bracknell Forest, this to be approved at the next Planning Meeting.
- i. Current & potential enforcement cases – the following were noted:
  - Fox Covert Cottage – the planning application associated with this enforcement case has been refused.
  - 5 Shropshire Gardens – the Bracknell Forest Council Enforcement team has investigated and reported that the works fall under permitted development. The case can therefore be closed.
  - Land at The Old Piggery – the newly-installed mobile home, and pipework leading off-site, has been reported to Bracknell Forest Council Enforcement team.

## **10. Representatives' area reports**

- a. It was noted that work on the extension to the car park at St. Michael's Church is progressing, with drainage currently being installed.

## **11. Date of next meeting**

The date of the next meeting was confirmed as Monday 15 June 2015 at 7.45pm.

## **12. Closure of the meeting**

There being no further business the meeting closed at 10.01pm.