



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 27 July 2015** at **7.45pm** in the Parish Office

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

P024. Apologies for absence

Councillors Kilmartin and Lee.

P025. Declarations of interest

Councillors Fitzwilliams declared a non-pecuniary personal interest in respect of planning applications 15/00611/FUL, 15/00614/FUL and 15/00631/FUL; all for St Michael's Grange, Osborne Lane, Warfield.

P026. Minutes of the previous meeting held on 6 July 2015

Subject to Councillor Dr Haffegée's declaration of interest being added to those for planning application 15/00521/FUL, these were approved by the Planning Committee, having been proposed by Councillor Fitzwilliams and seconded by Councillor Dr Haffegée.

P027. Matters arising

- a. The Old Piggery, Gibbins Lane – it was noted that the Deputy Clerk is awaiting a response from Bracknell Forest Council as to whether the changed locations of velux windows from those locations identified in the permitted plans is allowed.

After consideration of condition 2 of the planning permission, the Deputy Clerk was asked to report the brick wall which has been constructed to the front of the property and which is larger than that permitted (the front boundary should mostly be fence, with walling just to the sides of the gates).

- b. Chavey Down Local Wildlife Sites – it was confirmed that the Deputy Clerk will purchase information for the 'Chavey Down Pond' and the 'Adjacent to Chavey Down' Local Wildlife Sites from Thames Valley Environmental Records Centre.

P028. Planning and tree application recommendations (lists 28/15 – 30/15)

LIST 28/15

15/00610/FUL Broadlands Farm, Bottle Lane, Warfield – observations

Proposal: Change of use of land for the stationing of a mobile home for use as essential equine workers dwelling and treatment plant drainage

Reason(s):

1. Warfield Parish Council recommends that permission is conditional; the mobile home should be stationed for a maximum of 3 years.

15/00611/FUL St Michael's Grange, Osborne Lane, Warfield – considered no objection

Proposal: Replacement of existing conservatory with new enlarged extension

15/00614/FUL St Michael's Grange, Osborne Lane, Warfield – considered no objection

Proposal: Erection of a rear infill extension to create porch

15/00119/TRTPO 9 Somerset Grove, Warfield – recommend refusal

Proposal: TPO 389 – Application to prune 1 tree

Reason(s):

1. Warfield Parish Council considers the proposed removal of three branches from this veteran oak, which has high visual amenity and is one of a line of trees, to be excessive.

15/00123/TRTPO 10 Toogood Place, Warfield – recommend refusal

Proposal: TPO 382 – Application to prune 1 tree

Reason(s):

1. Warfield Parish Council considers the proposal to thin of the canopy of this oak, which has high visual amenity, by 15-20% to be too vague to allow permission to be given. It also considers the removal of the lowest limb of the tree unnecessary.

LIST 29/15

15/00634/FUL Brooklyn, Forest Road, Warfield – recommend refusal

Proposal: Erection of two detached dwellings and associated garaging, following demolition of existing dwelling

Reason(s):

1. The proposal would increase by two the number of accesses onto Forest Road, which would in turn adversely affect the safety and flow of traffic on that road. Access already exists for this site on the road which serves Scotlands Farm, off Forest Road.

15/00647/REM Land South Of Forest Road and West Of Avery Lane, Forest Road, West End, Warfield – considered no objection

Proposal: Submission of details of access, appearance, landscaping, layout and scale for phase 4A comprising the erection of 58no.apartments (36 x 2 bedroom and 22 x 1 bedroom) in 4no. blocks with associated car parking accessed from Forest Road via northern length of the north-south link road pursuant to outline planning permission 14/01007/OUT

15/00670/PAH Tafira, Tickleback Row, Warfield – considered no objection

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

LIST 30/15

15/00631/FUL St Michael's Grange, Osborne Lane, Warfield – observations

Proposal: Conversion and restoration of barn attached to property to become part of the house

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: the barn shall not be used at any time other than for purposes ancillary to the residential use of the dwellinghouse known as St Michael's Grange, and shall at no time be permitted to form a separate dwelling.

15/00646/FUL Land South Of Forest Road and West Of Avery Lane, Forest Road, West End, Warfield – considered no objection

Proposal: Erection of 65 Senior Living dwellings with associated access, car parking and landscaping accessed from Forest Road via northern length of the north-south link road

15/00648/FUL 3 Huson Road, Warfield – recommend refusal

Proposal: Conversion of garage into habitable accommodation

Reason(s):

1. Warfield Parish Council believes that the property has 4 bedrooms, therefore the proposed conversion of the garage to habitable accommodation would result in only 2 parking spaces remaining for the property and therefore the parking provision for the property falling below Bracknell Forest Council approved standards.

15/00673/FUL The Stables, Kingscroft Lane, Warfield – considered no objection

Proposal: Erection of a timber frame for a hay barn and hard standing area (retrospective)

15/00130/TR5 6 Lyon Oaks, Warfield – notified in error by Bracknell Forest Council, therefore not considered

Proposal: TPO 89 - 5 Day Notice to prune 2 trees

15/00134/TRTPO Whitegrove Copse, (Land To The Rear Of) 51 Top Common, Warfield – recommend refusal

Proposal: TPO 186 - Application to Prune 3 trees

Reason(s):

1. Warfield Parish Council considers the proposal to cut back three oak trees, which all have high visual amenity being on the edge of Whitegrove Copse, by 3m to be excessive.

P029. Bracknell Forest Council Planning Committee

- a. Meeting of 16 July 2015 – no Warfield were considered.
- b. Meeting of 20 August 2015 – agenda not yet available.

P030. Correspondence for information

- a. Correspondence regarding response to additional matters made by Warfield Park reference 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.
- b. Notification of decision for appeal against Replacement trees S207 at The Old Coach House, Warfield Park, Warfield – dismissed. This was noted.
- c. Correspondence regarding planning application 15/00554/FUL (The Hermitage, Herschel Grange, Warfield – 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) – noted.

P031. 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, immediately prior to this meeting, was noted. The Deputy Clerk was asked to check the status of the land allocated to allotments with Bracknell Forest Council.

A further two planning applications have been submitted for this area; 15/00647/REM for 58 apartments (36 x 2 bedroom and 22 x 1 bedroom) in 4

blocks, and 15/00646/FUL for 65 Senior Living dwellings. These were considered at this meeting.

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

b. Tree survey in New Development area:

Quelm Lane – it was noted that Tree Preservation Order (TPO) 89 is old, having been confirmed before Quelm Park and its associated roads were built. It was agreed that Councillor Fitzwilliams would re-visit the area covered by TPO 89 and assess its accuracy now, and therefore whether a new TPO is required. It was noted that, where trees have been removed, their replacements will need to be identified.

Avery Lane – this is the old road connecting Bracknell and Maidenhead. An ancient hedgerow (multi-species with trees) runs along the west side of the lane and there are trees to the eastern side. It was agreed that both sides of Avery Lane need to be protected, and the Deputy Clerk was asked to initiate this.

- c. Works to open spaces at Goddard Way and Warfield Chase – it was noted that the Clerk and Councillor Ms Healy will be writing to Richard Walton, Bracknell Forest Council's Head of Parks & Countryside, confirming what was agreed at Warfield Parish Council's meeting with Richard on Wednesday 17 June.
- 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) – the amended plans were considered and the Deputy Clerk was asked to confirm with the Bracknell Forest Council case officer what changes have been made, and to re-iterate that Warfield Parish Council's original response remains.
- f. Bracknell Forest Council Tree, Woodland and Hedgerow Strategy – there being nothing further to report, this item can be removed from future agendas.
- g. Bracknell Forest Council's Landscape Evidence Workshop – it was noted that a response to the consultation was submitted to Bracknell Forest Council, and the Deputy Clerk was asked to circulate that response.
- h. Binfield Neighbourhood Plan – it was agreed that no response from Warfield Parish Council to Binfield Parish Council's pre-submission consultation was necessary.

- i. Current & potential enforcement cases – the following was noted:
- Warfield Park – it was confirmed that the tree works identified at the last Planning Meeting were to trees protected by Tree Preservation Order 191. The Deputy Clerk reported that she is awaiting notification of whether or not a tree application was made for the works; if not then the matter will be reported to Bracknell Forest Council.

P032. Representatives' area reports

- a. The notification of appeal against refusal of planning application 15/00223/FUL (The White House, Nuptown Lane, Warfield - erection of an annex following the demolition of existing stable block) was noted. It was agreed that no further representations were necessary.

P033. Date of next meeting

The date of the next meeting was confirmed as Monday 17 August 2015 at 7.45pm.

P034. Closure of the meeting

There being no further business the meeting closed at 10.03pm.