



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

Held on **Monday 17 August 2015** at **7.45pm** in the Parish Office

Present: Councillors Ms Healy (Chair), Fitzwilliams, Dr Haffegge and Jones  
Also present: Councillor Ms Thorin

### **P035. Apologies for absence**

There were none.

It was noted that Councillor Lee has stood down from the Planning Committee due to ill health, and that Councillor Kilmartin has also stood down.

### **P036. Declarations of interest**

Councillor Ms Healy declared a non-pecuniary personal interest in respect of planning application 15/00693/FUL for 17 Worcestershire Lea, Warfield.

### **P037. Minutes of the previous meeting held on 27 July 2015**

These were approved by the Planning Committee, having been proposed by Councillor Fitzwilliams and seconded by Councillor Jones.

### **P038. Matters arising**

There were none.

### **P039. Planning and tree application recommendations (lists 31/15 – 33/15)**

#### **LIST 31/15**

*15/00588/FUL 20 Dorset Vale, Warfield – considered no objection*

Proposal: Erection of a two storey side extension with integral garage and a single storey rear extension

*15/00608/3 Street Record, Hoffman Close, Warfield – observations*

Proposal: Conversion of existing grass verge into a lay-by providing 3no. parking spaces

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: adequate root protection must be in place during the works for the tree located closest to the proposed parking spaces.

*15/00671/PACAG Storage Barn, Windmill Farm, Malt Hill, Warfield – observations*

Proposal: Application for Prior Approval for the change of use from barn to residential unit

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: adequate root protection must be in place during the works for the mature tree located at the entrance to the proposed residential site.
2. Warfield Parish Council recommends that permission is conditional: any future applications on any of the site currently known as Windmill Farm must take into consideration this Storage Barn, if changed into a residential unit, whether or not the site of the Storage Barn has become a separate site in its own right.

*15/00693/FUL 17 Worcestershire Lea, Warfield – recommend refusal*

Proposal: Erection of a first floor side extension and single storey rear extension following the demolition of the existing conservatory

Reason(s):

1. The proposal 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 proposed first floor side extension above the existing garage would be out of keeping with other dwellings in the street and would therefore be detrimental to the visual amenities of the street scene.

*15/00138/TRTPO 30 Greystock Road, Warfield – considered no objection*

Proposal: TPO 477A - Application to Fell 1 tree

**LIST 32/15**

*15/00699/FUL 57 Top Common, Warfield – considered no objection*

Proposal: Erection of a single storey rear extension

*15/00739/FUL 7 Faithfull Close, Warfield – considered no objection*

Proposal: Garage conversion into a habitable space

*15/00150/TRTPO 98 Kennel Lane, Warfield – recommend refusal*

Proposal: TPO 293 - Application to Fell 2 trees and Prune 2 trees

Reason(s):

1. Warfield Parish Council does not believe that this application should have been validated since it is not clear what works are being requested; the proposals in the letter from the applicant dated 15 March 2015 are different to the proposals in the Preliminary Arboricultural Assessment.

## **LIST 33/15**

No applications.

### **P040. Bracknell Forest Council Planning Committee**

- a. Meeting of 20 August 2015 – one Warfield application to be considered:
  - 15/00608/3 (Street Record, Hoffman Close, Warfield – conversion of existing grass verge into a lay-by providing 3no. parking spaces). Bracknell Forest Council case officer recommends approval, Warfield Parish Council made observations.

### **P041. Correspondence for information**

- a. Correspondence regarding dangerous parking of delivery vehicles at Tesco North Bracknell – noted.
- b. Notification of appeal decision for planning application 14/00901/FUL (82 Hamlet Street, Warfield – replace existing 1m high fence to front of property with a 1.6m high fence) – dismissed. This was noted.

### **P042. 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) – it was noted that Bracknell Forest Council are looking to develop a scheme for the proposed allotment site, including drainage, allotments/parking and a play area. The Deputy Clerk was asked to request a meeting with Bracknell Forest Council representatives as a matter of urgency to receive an update.
  - Area 3 (land east of Maize Lane) – no progress to report.
- b. Tree survey in New Development area:

Avery Lane – amendments to a draft Tree Preservation Order (TPO) request were discussed and noted. It was agreed that additional information from a Warfield Environment Group Veteran Tree Survey taking place on Sunday 23 August would be incorporated, and a final version of the request then circulated for approval. The request will then be submitted to Bracknell Forest Council's Tree Service team, the Biodiversity Officer and the Development Control team.

Quelm Lane – Councillor Fitzwilliams re-visited the area covered by Tree Preservation Order (TPO) 89 and has expressed concern at its accuracy, given the development which has taken place since the TPO was confirmed. It was agreed that the Deputy Clerk will request an update from the Bracknell Forest Council tree team on what work has been undertaken to protected trees since the TPO was confirmed.

- c. Works to open spaces at Goddard Way and Warfield Chase – the Deputy Clerk was asked to confirm whether or not a letter has been sent to Richard Walton, Bracknell Forest Council’s Head of Parks & Countryside, or to his replacement, regarding issues at these sites.
- 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 Deputy Clerk was asked to enquire of the Bracknell Forest Council case officer whether the determination date for this application has been extended, as Councillors are concerned that the application may be allowed on appeal due to non-determination of the application.
- f. Chavey Down Local Wildlife Sites – it was confirmed that information on the ‘Adjacent to Chavey Down’ and ‘Chavey Down Pond’ Local Wildlife Sites has been ordered from Thames Valley Environmental Records Centre.
- g. Current & potential enforcement cases – the following were noted:
  - Whitelocks Farm – an update was received from Bracknell Forest Council regarding 4 open enforcement cases at this site.
  - Land at the Old Piggery – the amended positions of the velux windows, and the brick wall to the front of the property have been reported to Bracknell Forest Council’s Planning Enforcement team, and an enforcement case raised.

The team has confirmed that they will continue to monitor the mobile home currently installed on-site, to ensure its removal once construction of the new property is completed.

- Warfield Park – Bracknell Forest Council Tree Service team has confirmed that all the tree works to trees protected by Tree Preservation Order 191 were carried out under a 5 day notice. The Deputy Clerk was asked to contact the Bracknell Forest Council tree team to express Warfield Parish Council’s concern that many limbs had been removed from the trees, including some above a field which is not currently in use and therefore not representing any danger to the public.

The Deputy Clerk was also asked to enquire whether it would be possible for Warfield Parish Council to be advised of future 5 day notices in Warfield.

- 83 Hamlet Street – the Deputy Clerk was asked to request an update from Bracknell Forest Council regarding this enforcement case for the fence to the front of the property.

**P043. Representatives' area reports**

- a. Correspondence has been received regarding planning application 15/00699/FUL (57 Top Common, Warfield – erection of a single storey rear extension) – this was noted.
- b. The Deputy Clerk advised of changes which have been introduced to permitted development, and was asked to request an overview of these changes from Max Baker, Head of Planning at Bracknell Forest Council, and to consider whether there is a training need. The Deputy Clerk was also asked to ensure that Warfield Parish Council is in future advised of changes to planning legislation.
- c. It was agreed that the reporting of delegated decisions is not required at Planning Meetings as the information is provided to Councillors separately.
- d. Government's Sunday Trading Consultation – this was discussed, and a response was agreed which the Deputy Clerk will submit.
- e. Bracknell Forest Council's Draft Winter Service Plan 2015-16 was considered, and it was agreed that the Deputy Clerk will ask Bracknell Forest Council to consider adding the junction of Top Common and Westcotts Green to the Plan.
- f. It has been reported that First Buses will run a revised 702 Greenline service from 26 September 2015, and that their 700 and 701 services will resume in Spring 2016 (all were originally withdrawn).

**P044. Date of next meeting**

The date of the next meeting was confirmed as Monday 7 September 2015 at 7.45pm.

**P045. Closure of the meeting**

There being no further business the meeting closed at 9.26pm.