



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 7 September 2015** at **7.45pm** in the Parish Office

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

P046. Apologies for absence

Councillors Fitzwilliams and Jones.

P047. Declarations of interest

There were none.

P048. Minutes of the previous meeting held on 17 August 2015

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

P049. Matters arising

- a. Planning application (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) – an error was noted in Warfield Parish Council's original response to this planning application, however a corrected response has now been submitted recommending refusal for the following reasons:
 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 can be achieved due to the size of the plots.

- b. Changes to permitted development rights – an overview of the recent changes has been requested from Max Baker, Head of Planning at Bracknell Forest Council, together with an indication of whether or not the changes are sufficiently significant to generate a training need. Max has also been asked to ensure that Warfield Parish Council is in future advised of changes to planning legislation.

P050. Planning and tree application recommendations (lists 34/15 – 36/15, + 15/00150/TRTPO)

LIST 32/15

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

Proposal: TPO 293 - Application to Prune 3 trees (reconsidered due to revised information)

Reason(s):

1. T1 - REF. Warfield Parish Council considers the proposal to reduce this tree by 2.5m (from 11m to 8.5m) to be excessive.
2. T2 - OBS. No work currently proposed. Any future reduction must be the subject of a new tree application.
3. T3 - OBS. The tree should be pruned to a maximum of 2m, not by approximately 2m.

LIST 34/15

15/00725/FUL 65 Julius Hill, Warfield – recommend refusal

Proposal: Conversion of garage to habitable space

Reason(s):

1. Warfield Parish Council believes that the property has 4 bedrooms, therefore the proposed conversion of the existing garage to habitable space 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.

15/00737/FUL Land North of The Hermitage Caravan Park, Herschel Grange, Warfield – recommend refusal

Proposal: Erection of stables, fence, gate and ancillary hard standing (this application is a re-submission of refused planning permission 15/00241/FUL)

Reason(s):

1. The site was the subject of a Forestry Commission Restocking Notice which expired in June 2014 without the site being restocked of trees. It is now the subject of an Enforcement Notice, with restocking required by December 2015. Warfield Parish Council considers that the established saplings and bluebells on-site will enhance the restocking.

LIST 35/15

15/00763/FUL St Katherines, Church Lane, Warfield – recommend refusal

Proposal: Erection of a two storey front extension and single storey rear extension to detached garage (re-submission of withdrawn application 15/00055/FUL)

Reason(s):

1. The substantial cumulative nature of the extension proposed when added to previous extensions to this dwelling, and representing an overall increase of greater than 40% on the original floorspace of the dwelling, would materially alter the scale and character of the dwelling within this Green Belt area and so would be inappropriate development in the Green Belt.

15/00163/TRTPO 67 Julius Hill, Warfield – recommend refusal

Proposal: TPO 393 - Application to Prune 1 tree

Reason(s):

1. Warfield Parish Council would prefer to see a proposal for crown thinning of the tree in metres rather than percentages (which it believes to be too vague) but, in any case, considers the proposal to be excessive.

15/00808/FUL Hogoak House, Hogoak Lane, Warfield – observations

Proposal: Erection of a replacement dwelling and garage/store with associated landscaping following demolition of the existing house and stables and removal of hard standing

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: all recommendations made in the Extended Phase 1 Habitat, Protected Species Scoping Survey, and Bat Survey (sections 4.0 and 5.0) must be implemented.
2. Warfield Parish Council recommends that permission is conditional: the existing mature hedgerow, including trees, around the boundary of the site must be retained as it will be more beneficial to wildlife than the newly planted native hedgerow which is proposed in the Planning Statement.

LIST 36/15

15/00778/FUL 12 Staffordshire Croft, Warfield – recommend refusal

Proposal: Erection of a part single storey part first floor side extension and conversion of garage into habitable room

Reason(s):

1. The property currently has parking provision for 2 vehicles; the garage plus 1 parking space. The proposed conversion of the garage into a habitable room, including moving the front wall for this room forwards from its current position, would result in no parking provision remaining for the property since the remains of the existing parking space would not be a suitable size for a vehicle.

15/00820/FUL 1 Acer Close, Warfield Park, Bracknell – considered no objection

Proposal: Erection of log cabin

15/00810/FUL 11 Somerset Grove, Warfield – observations

Proposal: Conversion of garage into habitable accommodation and single storey front and side extension forming new garage and store

Reason(s):

1. The Warfield Parish Council recommends that permission is conditional: adequate root protection must be in place during the works for the tree located on the neighbouring property.

P051. Bracknell Forest Council Planning Committee

- a. Meeting of 20 August 2015 – one Warfield application was considered:
 - 15/00608/3 (Street Record, Hoffman Close, Warfield – conversion of existing grass verge into a lay-by providing 3no. parking spaces). Warfield Parish Council made observations, Bracknell Forest Council case officer recommended approval, application approved.
- b. Meeting of 17 September 2015 – two Warfield applications may be considered:
 - 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). Warfield Parish Council recommended refusal.
 - 15/00693/FUL (17 Worcestershire Lea, Warfield – erection of a first floor side extension and single storey rear extension following the demolition of the existing conservatory). Warfield Parish Council recommended refusal.

P052. Correspondence for information

- a. Correspondence regarding planning application 15/00699/FUL (57 Top Common, Warfield – erection of a single storey rear extension) – noted.
- b. 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.
- c. Notification of an appeal against refusal of planning application 14/00501/LDC (Whitelocks Farm, Garsons Lane, Warfield – certificate of lawfulness for the use of land for the stationing of a mobile home for residential use). This was noted.
- d. Correspondence regarding planning application 15/00737/FUL (Land North of The Hermitage Caravan Park, Herschel Grange, Warfield – erection of stables, fence, gate and ancillary hard standing (this application is a re-submission of refused planning permission 15/00241/FUL)) – noted.

P053. Ongoing issues

a. Warfield New Development:

- Area 1 (land east of Avery Lane, west of Maize Lane) – it was noted that developers are currently looking to create one or more consortiums to enable submission of fewer, larger planning applications for this area.
- Area 2 (land west of Avery Lane) – the meeting with Matt Lunn, Senior Planning Officer at Bracknell Forest Council, immediately prior to this Planning Meeting to discuss the proposed allotment site was noted.
- Area 3 (land east of Maize Lane) – a company has been appointed to develop the masterplan for this area.

b. Tree survey in New Development area:

Avery Lane – information on two veteran trees is still outstanding. This will be incorporated into a final version of the draft Tree Preservation Order (TPO) request before circulation 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 – 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 trees protected by Tree Preservation Order (TPO) since August 2012. It was noted that Warfield Environment Group also intends to survey veteran trees in this area.

c. Works to open spaces at Goddard Way and Warfield Chase – a further complaint has been received regarding works and lack of works at Warfield Chase. The Deputy Clerk was asked to confirm with Bracknell Forest Council what works are still outstanding.

The Deputy Clerk was asked to draft a letter to Mark Devon, Bracknell Forest Council's Chief Officer for Leisure and Culture (with copy to Vincent Paliczka, Bracknell Forest Council's Director of Environment, Culture and Communities) on behalf of Councillor Ms Healy requesting that Warfield Parish Council be consulted on all future works to open spaces. The letter must be sent before Bracknell Forest Council's new Head of Parks & Countryside starts in mid-October.

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 is awaiting a response as to 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 noted that information on the ‘Adjacent to Chavey Down’ and ‘Chavey Down Pond’ Local Wildlife Sites has now been received from Thames Valley Environmental Records Centre.
- g. Government’s Sunday Trading Consultation – it was confirmed that a response to this consultation has been submitted.
- h. Bracknell Forest Council’s Draft Winter Service Plan 2015-16 – Warfield Parish Council has requested the addition of the junction of Top Common with Westcotts Green to a salting route, and awaits Bracknell Forest Council’s response.
- i. Warfield S106 Summary June 2015 – this was considered, and the Deputy Clerk was asked to request an additional column identifying the deadline for spending each contribution.
- j. Current & potential enforcement cases – the following were noted:
 - The Old Coach House, Warfield Park – the Deputy Clerk was asked to request an update on this case (car sales and replacement tree).
 - Culvert, Harvest Ride – the Deputy Clerk was asked to investigate who at Bracknell Forest Council is now responsible for this site, and request again that the ash tree be removed from the culvert.
 - Warfield Park – Bracknell Forest Council Tree Service team has again confirmed that all the tree works to trees protected by Tree Preservation Order 191 were carried out under a 5 day notice, and so the case can be closed.

The Deputy Clerk has also requested that Warfield Parish Council be advised of future 5 day notices in Warfield, and is awaiting a response.

- Land at the Old Piggery, Gibbins Lane – it was noted that the mobile home has been removed from this site.
- 82 Hamlet Street – the Deputy Clerk was asked to add this existing Bracknell Forest Council case to Warfield Parish Council’s list of enforcements.
- 83 Hamlet Street – Bracknell Forest Council has raised a new enforcement case for the fence to the front of the property.

- Kennel Lane – the Deputy Clerk was asked to confirm the address of the felled ash tree, the replacement of which is the subject of an enforcement case.
- Osborne Lane/Warfield Street – Bracknell Forest Council is currently investigating the erection a fence alongside the highway.

P054. Representatives' area reports

- a. It was reported that paving has been installed at 3 Walsh Avenue, covering the whole of the front and the side of the property, and that all soft landscaping has been removed. The Deputy Clerk was asked to report this to the Bracknell Forest Council Enforcement team.

P055. Date of next meeting

The date of the next meeting was confirmed as Monday 28 September 2015 at 7.45pm.

P056. Closure of the meeting

There being no further business the meeting closed at 10.32pm.