



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 28 September 2015** at **7.45pm** in the Parish Office

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

P057. Apologies for absence

There were none.

P058. Declarations of interest

There were none.

P059. Minutes of the previous meeting held on 7 September 2015

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

P060. Matters arising

There were none.

P061. Terms of Reference

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

P062. Planning and tree application recommendations (lists 37/15 – 39/15)

LIST 37/15

15/00804/FUL 16 Essex Rise, Warfield – considered no objection

Proposal: Conversion of garage into habitable accommodation and insertion of window

15/00819/FUL Rose House, Bracknell Road, Warfield – recommend refusal

Proposal: Section 73 application for the removal of conditions 4 and 5 (restricting extensions and outbuildings etc) of planning permission 04/00860/FUL for the erection of 1no. 5 bedroom dwelling following demolition of existing bungalow

Reason(s):

1. Warfield Parish Council believes that the original reason for these conditions, to protect the amenities of the area, are still valid.

15/00187/TRTPO Whitegrove Copse, (off Harvest Ride/Top Common), Warfield – considered no objection

Proposal: TPO 186 – Application for Woodland Management Plan

LIST 38/15

15/00190/TRTPO Land Adjacent to 14 to 26 Warfield Chase, Oxfordshire Place, Warfield – recommend refusal

Proposal: TPO 424 – Application to prune 1 tree

Reason(s):

1. Warfield Parish Council considers the proposal to thin the canopy of this large elm tree by 30% to be excessive, especially as large elm trees are now rare.

LIST 39/15

15/00875/FUL Hawthorn Lodge, Maidenhead Road, Warfield – observations

Proposal: Erection of a Hay Barn

Reason(s):

1. Warfield Parish Council questions the suitability of the entrance closest to the proposed hay barn, believing that vehicles entering and exiting there may adversely affect traffic safety on the Maidenhead Road (A3095).
2. Warfield Parish Council requests that permission is conditional; the hedgerow and trees bordering the Maidenhead Road must be retained, and protected during construction.

15/00908/REM Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield – considered no objection

Proposal: Submission of details of scale, layout, appearance, access and landscaping for part of the East-West Greenway including footpaths, cycleway and 2no Local Equipped Areas of Play (LEAPs) with associated lighting and drainage pursuant to outline planning permission 13/01007/OUT

P063. Bracknell Forest Council Planning Committee

- a. Meeting of 17 September 2015 – three Warfield applications were considered:
 - 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). Warfield Parish Council recommended refusal,

Bracknell Forest Council case officer recommended approval, application deferred as Bracknell Forest Council is awaiting further information as to the adequacy of the access road for the attendance of fire appliances.

- 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, Bracknell Forest Council case officer recommended approval, application approved.
- 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, Bracknell Forest Council case officer recommended approval, application approved.

b. Meeting of 15 October 2015 – agenda not yet available.

P064. Correspondence for information

- a. Notification of an appeal against refusal of planning application 14/00980/FUL (Land at South West of Abbey Place, Warfield – erection of 10 no. dwellings with associated car ports, garages, and landscaping) – noted.
- b. Notification of application to vary the premises licence for Tesco Supermarket, County Lane, Warfield – noted.

P065. Ongoing issues

- a. Warfield New Development:
 - Area 1 (land east of Avery Lane, west of Maize Lane) – it was noted that planning application 13/00423/OUT (Land Rear Of Warfield Priory Warfield Street Warfield – erection of up to 34 residential units (Class C3) with associated access, parking, amenity space and landscaping) is still pending consideration, and that the agreed extended period of determination is due to expire at the end of October 2015.
 - Area 2 (land west of Avery Lane) – construction of the new primary school is progressing well, and works on the site of Suitable Alternative Natural Greenspace (SANG) have started. It was noted that planning application 15/00163/REM (Land North of Harvest Ride and South of Forest Road and East of West End Lane, West End Lane, Warfield – submission of details of scale, layout, appearance and access for Phase 3 of the development of land north of Harvest Ride, Warfield, comprising 93 dwellings and public open space, pursuant to outline planning permission 13/01007/OUT) has been approved.

A new planning application 15/00908/REM (Land North of Harvest Ride and South of Forest Road and East of West End Lane, Warfield – submission of details of scale, layout, appearance, access and landscaping for part of the East-West Greenway including footpaths, cycleway and 2no Local Equipped Areas of Play (LEAPs) with associated lighting and drainage pursuant to outline planning permission 13/01007/OUT) was considered at this meeting.

- Area 3 (land east of Maize Lane) – there was no progress to report.
- b. Tree survey in New Development area – it was noted that this agenda item will no longer be considered by the Planning & Transport Committee, but will in future be considered by Warfield Parish Council's Environment Committee.
- c. Works to open spaces at Goddard Way and Warfield Chase – a draft letter to Mark Devon, Bracknell Forest Council's Chief Officer for Leisure and Culture (copied 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 was considered. It was agreed that the letter be sent, subject to the proposed amendments being made.

It was noted that the Deputy Clerk is awaiting an update from Bracknell Forest Council on what works are still outstanding at both 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 remove this item from future agendas.
- f. Bracknell Forest Council's Draft Winter Service Plan 2015-16 – it was noted that the junction of Top Common with Westcotts Green does not meet Bracknell Forest Council's criteria for adding to a salting route. The Deputy Clerk was asked to confirm to Bracknell Forest Council that Warfield Parish Council requires no further action to be taken.
- g. Warfield S106 Summary June 2015 – a new revision of this was noted, which now includes the contribution from the new Manor Farm development. The Deputy Clerk reported that the refund date for contributions will be added to future summaries, starting December 2015.

The Deputy Clerk was asked to request that the currently unallocated S106 contributions from Manor Farm and The Old Farmhouse be provisionally allocated to the development of Warfield Parish Council's new allotment site in area 2.

h. Current & potential enforcement cases – the following were noted:

- The Old Coach House, Warfield Park – the Deputy Clerk is awaiting an update for this case (car sales and replacement tree).
- Culvert, Harvest Ride – the Deputy Clerk is awaiting an update for this case.
- Land behind Hermitage Caravan Park – a Temporary Stop Notice has been served by Bracknell Forest Council for works ahead of a decision on 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)). The site owner has also been contacted by a Bracknell Forest Council Environmental Health Officer following a small explosion on-site, the result of a bonfire containing fire extinguishers.
- Hermitage Caravan Park – 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) has now been approved.
- Land at the Old Piggery, Gibbins Lane – this case can now be closed, given that the mobile home has been removed from the site.
- 98 Kennel Lane – the Bracknell Forest Council Tree Officer has confirmed that a Scots Pine will be planted in the forthcoming planting season to replace the felled ash tree.
- Osborne Lane – Bracknell Forest Council has advised that a planning application is required for the newly-erected fence alongside the highway.
- 3 Walsh Avenue – the removal of all soft landscaping to the front and side of the property has been reported to Bracknell Forest Council’s planning enforcement service, which has given the case a low priority. The Deputy Clerk was asked to query the priority, given that the property is in a prominent location and may set a precedent for others.

P066. Representatives’ area reports

- a. It was reported that the Cedar of Lebanon in Shakespeare Way had recently been felled. The felling was justified given its dangerous condition, but no prior notification was given to either Warfield Parish Council or local residents as had been previously agreed with Bracknell Forest Council. The Deputy Clerk was asked to draft a letter to Jan Polnik, Principal Tree Officer at Bracknell Forest Council (with copies to Mark Devon, Bracknell Forest Council’s Chief Officer for

Leisure and Culture, and Vincent Paliczka, Bracknell Forest Council's Director of Environment, Culture and Communities), again raising Warfield Parish Council's concerns (and including similar concerns regarding 5-day notices).

- b. A report providing an update on Bracknell Forest Council's Local Plan was noted.
- c. A consultation on Bracknell Forest Council's New Draft Parking Supplementary Planning Document, due to take place in October/November 2015, was noted.
- d. Bracknell Forest Council's statement on five year housing land supply, as at 1 April 2015, was noted. The Deputy Clerk was asked to circulate this to Committee Members.

P067. Date of next meeting

The date of the next meeting was confirmed as Monday 19 October 2015 at 7.45pm.

P068. Closure of the meeting

There being no further business the meeting closed at 9.29pm.