



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 19 October 2015** at **7.45pm** in the Parish Office

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

P069. Apologies for absence

Councillor Jones.

P070. Declarations of interest

There were none.

P071. Minutes of the previous meeting held on 28 September 2015

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

P072. Matters arising

- a. Cedar of Lebanon, Shakespeare Way – the Deputy Clerk will request that the stump of this tree be left as is rather than being ground for the benefit of biodiversity (stag beetles, fungi etc), and that the money saved be used in the purchase of a quality replacement for this felled tree.
- b. A draft letter to Jan Polnik, Bracknell Forest Council's Principal Tree Officer (copied 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) from Councillor Ms Healy, raising Warfield Parish Council's concerns regarding lack of notification of works to Bracknell Forest Council-owned trees and similar concerns regarding 5-day notices was approved for sending.

P073. Planning and tree application recommendations (lists 40/15 – 42/15)

LIST 40/15

15/00901/FUL 26 Northumberland Close, Warfield – considered no objection
Proposal: Erection of a conservatory at the rear of the property

15/00939/LDC Pine Lodge Stud Farm, Bishops Lane (not Nuptown Lane as advised by Bracknell Forest Council), Warfield – observations

Proposal: Application for a certificate of lawfulness for use of a detached garage as a dwelling falling within class C3

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: the dwelling shall not be used at any time other than for purposes ancillary to the residential use of the dwellinghouse known as Pine Lodge (Stud Farm), and shall at no time be permitted to form a separate dwelling.

15/00888/FUL Green Acres, Warfield Road, Bracknell – recommend refusal

Proposal: The erection of 9 new dwellings with associated garages and parking with the access of existing bell mouth on Atte Lane following demolition of existing outbuilding

Reason(s):

1. The proposed terrace comprising 7 dwellings would be out of keeping with the surrounding street scene, where terraces are limited to a maximum of 3 dwellings.
2. The proposed development is 2 parking spaces short of Bracknell Forest Council approved parking standards for the houses, and there is no parking provision for visitors.
3. No cycle storage is proposed.
4. The current property was previously registered for car sales, and all associated business traffic accessed the site from Warfield Road without any known issues. Warfield Parish Council can see no reason why this entrance would not be retained for the proposed development.
5. Existing dwellings in Atte Lane are currently screened from the site by high vegetation, but no proposals have been made for this vegetation to be suitably replaced.

15/00918/FUL Meadens, Church Lane, Warfield – recommend refusal

Proposal: Erection of side and rear single storey extensions and new side bay window to main house. Rear extension to existing garage with associated external works

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.

15/00201/TRTPO 19 Anthony Wall, Warfield – considered no objection

Proposal: TPO 393 – Application to prune 2 trees

LIST 41/15

No Warfield applications.

LIST 42/15

15/00934/PAA Barn at Malt Hill, Church Lane, Warfield – recommend refusal

Proposal: Application for prior approval change of use of Agricultural Building to a dwelling house (C3)

Reason(s):

1. No ecological survey has been provided, and the site has potential particularly for bats.

15/00986/FUL 58 Yorkshire Place, Warfield – considered no objection

Proposal: Erection of single storey extension following the demolition of the conservatory

P074. Bracknell Forest Council Planning Committee

- a. Meeting of 15 October 2015 – one Warfield application was 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 approved subject to a 21 day wait (from 15 October 2015) to allow for representations from the residents of a neighbouring property who were not originally consulted.

P075. Correspondence for information

- a. Correspondence regarding planning application 14/00888/FUL (Green Acres, Warfield Road, Bracknell – the erection of 9 new dwellings with associated garages and parking with the access of existing bell mouth on Atte Lane following demolition of existing outbuilding) – noted.
- b. Correspondence regarding 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) – noted.
- c. Notification of consultation on the Binfield Neighbourhood Plan (Regulation 16) – the Deputy Clerk will compile a list of consultation documents for circulation to Committee Members.
- d. Notification of consultation on Bracknell Forest Council's Draft Parking Standards Supplementary Planning Document – all Committee Members will consider this document ahead of Warfield Parish Council's next Planning Meeting on 9 November 2015.

P076. Ongoing issues

a. Warfield New Development:

- Area 1 (land east of Avery Lane, west of Maize Lane) – the Deputy Clerk will confirm a meeting with Bovis Homes before the next Planning Meeting on 9 December 2015.

The Deputy Clerk will request an update on the east-west greenway proposed for areas 1 and 3 from Max Baker, Head of Planning at Bracknell Forest Council, as Councillors are concerned that it will not be of the quality proposed for area 2 (which is exciting, innovative and multi-use; for walking, cycling and bio-diversity).

- Area 2 (land west of Avery Lane) – progress on the new primary school continues to progress well and the roof is now on. Construction of the phase 3 housing, adjacent to the phase 1 housing which is currently being constructed, is expected to start by the end of 2015, and the site of Suitable Alternative Natural Greenspace (SANG) is expected to be completed early in 2016.
 - Area 3 (land east of Maize Lane) – the Deputy Clerk will request an update on this area from Bracknell Forest Council.
 - New site of Suitable Alternative Natural Greenspace (SANG) – a meeting to view proposals for new SANG on the western side of Cabbage Hill was postponed due to personal circumstances. It is hoped that this meeting can be re-arranged soon.
- b. Works to open spaces at Goddard Way and Warfield Chase – Councillor Ms Healy's meeting with Stephen Chown, Bracknell Forest Council's new Head of Parks & Countryside, on 4 November 2015 to discuss Parish Council concerns was noted.

Warfield Parish Council understands that the planting of oak trees at Goddard Way, and hedge planting and possible fence work at Warfield Chase is still outstanding, however confirmation of this is still awaited.

- c. Former Warfield Park entrance drive – there was no progress to report on the investigation into land ownership.
- d. Warfield S106 Summary June 2015 – it was noted that Councillor Fitzwilliams will produce a specification of proposed improvements to the Frost Folly Country Car Park, to be considered at the next meeting of the Environment Committee on Tuesday 27 October 2015.

The Deputy Clerk's request to Bracknell Forest Council 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 was noted.

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

- The Old Coach House, Warfield Park – Councillor Ms Healy confirmed that there does not appear to have been a lot of activity relating to car sales at the property in recent weeks (mainly noted on Saturdays), however she will try to monitor more closely for the next few weeks.

Regarding a replacement for the oak tree which fell down, it was noted that the appeal Planning Inspector proposed two alternative locations for the planting of the new tree (one on the site of The Old Coach House and one on Bracknell Forest Council land). It was further noted that, until it can be agreed who owned the original tree, it would prove difficult to agree where the replacement tree should be planted.

- Culvert, Harvest Ride – the Deputy Clerk will report the ash tree which has self-seeded in the culvert to Customer Services at Bracknell Forest Council.
- Hermitage Caravan Park – it was noted in the approval for 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) that the decision will be changed to a refusal if an S106 agreement is not completed by 30 November 2015, and that all parking areas shown in the plans are to be completed within 10 months of the date of the permission.
- 3 Walsh Avenue – this case was assigned a low priority by Bracknell Forest Council, and it has been confirmed that this will not change despite the property being in a prominent location and possibly setting a precedent for others.

f. Bracknell Forest Council's Draft Local Enforcement Plan (Planning) – this was noted.

P077. Representatives' area reports

- a. It was noted that Bracknell Forest Council's Tree Validation Guidance form would prove useful in guiding the Parish Council's tree application responses.

The Deputy Clerk will arrange for interested Councillors to accompany a Bracknell Forest Council tree officer on a site visit to gain a better understanding of the assessment process associated with a tree application.

- b. It was noted that the Planning Committee will consider the highway and transport projects identified at the Warfield Parish Council Vision Day at its next meeting on 9 November.

P078. Date of next meeting

The date of the next meeting was confirmed as Monday 9 November 2015 at 7.45pm.

P079. Closure of the meeting

There being no further business the meeting closed at 10.00pm.