



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 9 November 2015** at **7.45pm** in the Parish Office

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

P080. Apologies for absence

Councillor Haffegee.

P081. Declarations of interest

There were none.

P082. Minutes of the previous meeting held on 19 October 2015

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

P083. Matters arising

a. Planning application 15/00934/PAA (Barn at Malt Hill, Church Lane, Warfield – recommend refusal – application for prior approval change of use of Agricultural Building to a dwelling house (C3)) – it was noted that Warfield Parish Council’s response to this planning application was amended from a recommendation for refusal to observations following advice from the Bracknell Forest Council case officer, with the following reason:

1. The site, especially the barn, has the potential for supporting wildlife and, in particular, bats. These must be protected.

It was further noted that other planning authorities do refuse change of use planning applications for the reason of an environmental survey not being provided, and that the Bat Conservation Trust do have concerns about those who do not. The Deputy Clerk will take up this matter with Bracknell Forest Council at the next Planning Liaison Meeting on 15 December.

b. 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) – it was noted that a decision is still awaited for this application.

- c. Planning application 15/00190/TRTPO (Land Adjacent to 14 to 26 Warfield Chase, Oxfordshire Place, Warfield – TPO 424 – Application to prune 1 tree) – it was noted that Warfield Parish Council’s response to this planning application was amended from a recommendation for refusal to observations following advice from the Bracknell Forest Council tree officer that the tree is a Persian ironwood and not an elm as indicated in the application. The following reason was given:
1. Warfield Parish Council believes the proposal to thin the canopy of the tree by 30% to be excessive, but supports the sustainable maintenance of this tree with the extent of pruning to be approved by the Bracknell Forest Council Tree Officer.
- d. Cedar of Lebanon, Shakespeare Way – it was noted that Stephen Chown, Bracknell Forest Council’s new Head of Parks & Countryside, has advised that the stump of this tree which was recently felled due to its dangerous condition will not be removed.

P084. Planning and tree application recommendations (lists 43/15 – 45/15)

LIST 43/15

15/00953/FUL Holbrook, Goughs Lane, Warfield – considered no objection

Proposal: Erection of a single storey extension following the demolition of existing rear conservatory

15/01014/FUL Land at The Limes, Forest Road, Hayley Green, Warfield – recommend refusal

Proposal: Erection of 4 no. houses with new vehicular access to The Limes. [Note for clarification: these are in place of 2 no. houses approved at appeal under reference APP/R0335/W/14/2228002]

Reason(s):

1. The proposal represents an undesirable overdevelopment of the site.
2. The proposal would unacceptably increase the pressure on highways and transportation infrastructure, public open space, built sports facilities, and education facilities.

15/01017/FUL 2 Devon Chase, Warfield – considered no objection

Proposal: First floor side and two storey front extension

LIST 44/15

15/00902/FUL Land R/o Lane End and Pear Tree Cottage, Warfield Street, Warfield – recommend refusal

Proposal: Erection of a 2-storey building with basement accommodation comprising 1 no. five bed and 1 no. 4 bed dwellings with integral garage, plus associated access, parking and landscaping works. Provision of replacement car parking for Pear Tree Cottage. (To be carried out in conjunction with the demolition works permitted under Listed Building Consent Ref 12/00865/LB)

Reason(s):

1. The proposal represents an undesirable overdevelopment of the site.
2. The size and mass and design of the proposed dwellings (which are attached) would be out of keeping with the current character of the street scene which is bungalows, cottages and historic buildings.
3. The proposed development would result in an additional access point onto Warfield Street in a place which is substandard in respect of visibility, and the resulting additional traffic turning onto Warfield Street from there would adversely affect the safety of all traffic on Warfield Street.
4. Warfield Parish Council would like it to be noted that the Traffic Survey included in the Transport Statement was conducted in August 2012 (a time of low road use since no school traffic), and so the Survey is not representative of normal daily traffic use.
5. The front door to the existing cottage would open immediately onto the access road for the proposed new properties, resulting in a safety hazard to both the occupants of the cottage and to the occupants of the proposed new properties.
6. The proposed development will result in loss of 2 mature apple trees which represent the land's original use as an orchard in the 1950s. These trees currently contribute to the rural character, visual amenity and heritage of the area.

15/00225/TRTPO Four Seasons, Goughs Lane, Warfield – observations

Proposal: TPO 76A – Application to Prune 2 trees

Reason(s):

1. Warfield Parish Council believes the proposed works to both oak trees to be excessive, but supports the sustainable maintenance of these trees with the extent of pruning to be approved by the Bracknell Forest Council Tree Officer.

LIST 45/15

15/01053/FUL 51 Top Common, Warfield – observations

Proposal: Erection of single storey ground floor side and rear extension

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: adequate root protection must be in place during the works for the 4 oaks tree located to the rear of the property (on an adjacent site).

15/01055/FUL Fairfield, 21 Westwates Close, Bracknell – considered no objection

Proposal: Conversion of garage into habitable accommodation

15/01078/FUL 13 Thomas Drive, Warfield – considered no objection

Proposal: The erection of a first floor single storey side extension

15/01081/FUL Old Whitelocks, Garsons Lane, Warfield – recommend refusal

Proposal: Change of use from existing barn for storage (B8) purposes

Reason(s):

1. The proposal represents inappropriate change of use within the Green belt due to Hawthorn Lane being unsuitable for large vehicles and no passing bays are available for vehicles moving in both directions.

15/01088/FUL 53 Forest Way, Warfield Park, Bracknell – considered no objection

Proposal: Erection of a single storey garage

15/01089/FUL 50A The Larches, Warfield Park, Bracknell – considered no objection

Proposal: Erection of a single storey garage

P085. Bracknell Forest Council Planning Committee

- a. Meeting of 12 November 2015 – one Warfield application to be considered:
 - 15/00763/FUL (St Katherines, Church Lane, Warfield – erection of a two storey front extension and single storey rear extension to detached garage (re-submission of withdrawn application 15/00055/FUL)). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommended refusal, Bracknell Forest Councillor requested consideration at meeting.

P086. Correspondence for information

- a. Notification of consultation on the Royal Borough of Windsor and Maidenhead CIL Draft Charging Schedule – noted.
- b. Notification of consultation on designation of a Neighbourhood Area relating to Winkfield Parish Council – the Deputy Clerk will submit a response to this consultation, confirming that Warfield Parish Council considers the submitted area suitable for neighbourhood planning.

P087. Ongoing issues

- a. Warfield New Development:

The Deputy Clerk will confirm a meeting with Hilary Coplestone, Bracknell Forest Council's Major Sites Implementation Manager, before our next Planning Meeting on Monday 30 November, at 7pm, to receive an update on the whole Warfield development site and also to express our concern that the east-west greenway proposed for areas 1 and 3 will not be of the quality proposed for area 2 (which is exciting, innovative and multi-use; for walking, cycling and bio-diversity).

- Area 1 (land east of Avery Lane, west of Maize Lane) – Warfield Parish Council’s meeting with Bovis Homes before this Planning Meeting was noted. The Deputy Clerk will confirm with Hilary Coplestone whether or not the area 1 masterplan has been amended to allow access to the southern section of the Bovis site from Forest Road.

The Deputy Clerk will also confirm a meeting with Tim Noden, Planning Manager at Harrow Estates, on Wednesday 11 November at 7pm to receive an update on their site.

- Area 2 (land west of Avery Lane) – there was no further progress to report.
- Area 3 (land east of Maize Lane) – there was no progress to report.
- New site of Suitable Alternative Natural Greenspace (SANG) – the Deputy Clerk will re-arrange the recently postponed meeting to view proposals for new SANG on the western side of Cabbage Hill.

- b. Works to open spaces at Goddard Way and Warfield Chase – Warfield Parish Council’s meeting with Stephen Chown, Bracknell Forest Council’s new Head of Parks & Countryside, to discuss both open space and tree issues was noted.

Warfield Parish Council has been advised that a mixed hedge will be planted at Warfield Chase by year-end, and fencing will also be considered. At Goddard Way the newly planted hedge will be supplemented with more beech, and additional oak trees will be planted at the same time.

- c. Former Warfield Park entrance drive – there was no progress to report on the investigation into land ownership.
- d. Warfield S106 Contributions – the Deputy Clerk will circulate Bracknell Forest Council’s schedule of infrastructure items which are anticipated to be provided via Section 106 Agreements, and will request more information on the schemes including likely timescales (and query the provision of a Sports Pavilion at Priory Field).
- e. Current & potential enforcement cases – the following were noted:
- The Old Coach House, Warfield Park – it was noted that recent car sales activity at the site appears low, but Councillor Ms Healy will continue to monitor.
 - Culvert, Harvest Ride – a request to remove the ash tree which has self-seeded in this culvert has been submitted to Bracknell Forest Council Customer Services.

- Land behind Hermitage Caravan Park – it was noted that stables have now been constructed on this site, despite the planning application not being entertained by Bracknell Forest Council.
 - Ivydene, The Splash – it was noted that a Planning Contravention Notice has been served on the owners of this property by Bracknell Forest Council due to its state of disrepair.
 - 82 or 83 Hamlet Street – it was noted that the fence at one of these properties has been reduced in height (the Deputy Clerk will confirm which property and close the case).
- f. Binfield Neighbourhood Plan (Regulation 6) Consultation – it was agreed that Warfield Parish Council has no comments to make.
- g. Bracknell Forest Council's Draft Parking Standards Supplementary Planning Document – Councillors Ms Healy and Fitzwilliams will provide their comments for submission before the deadline of Monday 30 November.
- h. Parish Council Vision – all Committee members will submit ideas for projects in writing before the next Planning Meeting.

Councillor Fitzwilliams left the meeting at 9.15pm.

P088. Representatives' area reports

- a. Correspondence regarding planning application 14/01014/FUL (Land at The Limes, Forest Road, Hayley Green, Warfield – erection of 4 no. houses with new vehicular access to The Limes. [Note for clarification: these are in place of 2 no. houses approved at appeal under reference APP/R0335/W/14/2228002]) – noted.

P089. Date of next meeting

The date of the next meeting was confirmed as Monday 30 November 2015 at 7.45pm.

P090. Closure of the meeting

There being no further business the meeting closed at 9.34pm.