



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

Held on **Monday 21 December 2015** at **7.45pm** in the Parish Office

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

**P102. Apologies for absence**

Councillor Ms Thorin.

**P103. Declarations of interest**

There were none.

**P104. Minutes of the previous meeting held on 30 November 2015**

Subject to the response to planning application 15/00245/TRTPO being changed from a recommendation for refusal to observations, these were approved by the Planning Committee, having been proposed by Councillor Jones and seconded by Councillor Fitzwilliams.

**P105. Matters arising**

There were none.

**P106. Planning and tree application recommendations (lists 49/15 – 51/15)**

**LIST 49/15**

*15/01136/FUL Pine Lodge Stud Farm, Bishops Lane, Warfield – considered no objection*

Proposal: Erection of a single storey rear extension with conservatory

*15/01146/FUL Glenwood, Bracknell Road, Warfield – recommend refusal*

Proposal: Application for a change of use from the use of part of the building as residential accommodation (C3) into a single dwelling house (C3) and from the use of the land as a paddock into residential curtilage associated with the use of the whole building as a single dwelling house

Reason(s):

1. The proposal represents inappropriate change of use of the land from paddock to residential, and would be detrimental to the visual amenities of the area.

Warfield Parish Council has noted the permission for planning application 04/00860/FUL (now Rose House) and also the dismissal of the appeal against refusal of planning application 13/01069/LDC in making its recommendation.

*15/01161/FUL Land Weller's Lane, Wellers Lane, Warfield – considered no objection*

Proposal: Change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated landscape works and parking

*15/01153/LDC Ford Cottage, The Splash, Warfield – observations*

Proposal: Application for a certificate of lawfulness for the continued use of the annexe as a separate dwelling

Reason(s):

1. On-street allocated parking bays are proposed; these must allow sufficient space for emergency service vehicle access to properties at the southern end of The Splash.

#### **LIST 50/15**

*15/01162/FUL 1 Patrick Gardens, Warfield – considered no objection*

Proposal: Erection of a single storey side extension

#### **LIST 51/15**

*15/01182/FUL 20 Burnt House Gardens, Warfield – considered no objection*

Proposal: Erection of a single storey side and rear extension

*15/01210/LDC 65 Julius Hill, Warfield – recommend refusal*

Proposal: Application for a certificate of lawfulness for the continued use of garage as domestic ancillary use

Reason(s):

1. Warfield Parish Council can see no evidence that the whole of this double garage has been used for domestic ancillary use for more than 10 years, and previous planning application 15/00725/FUL for conversion of half of this double garage would appear to support Warfield Parish Council's view. In addition plans available from Rightmove from when the house was last listed for sale in October 2013 would also appear to support Warfield Parish Council's view (<http://www.rightmove.co.uk/house-prices/detailMatching.html?prop=39833971&sale=760939&country=england>).
2. The use of the whole of the double garage as domestic ancillary use 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. It was noted that the property is sited on a dangerous bend in the road, meaning no on-street parking is available for use.

#### **P107. Bracknell Forest Council Planning Committee**

- a. Meeting of 17 December 2015 – two Warfield applications were considered (decisions not available at time of this meeting):
  - 15/00888/FUL (Green Acres, Warfield Road, Bracknell – the erection of 8 new dwellings with associated garages and parking with the access of existing bell mouth on Atte Lane following demolition of existing outbuilding). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommends approval.
  - 15/01014/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]). Warfield Parish Council recommended refusal, Bracknell Forest Council case officer recommends approval.
- b. Meeting of 21 January 2016 – agenda not yet available.

#### **P108. Correspondence for information**

- a. Notification of names of new properties in Church Lane, Warfield – noted.
- b. Correspondence regarding Warfield Park and Winkfield/Warfield border sewage issues – noted.
- c. Notification of appeal against enforcement notice regarding caravan at Whitelocks Farm, Garsons Lane, Warfield – noted.
- d. Correspondence regarding planning application 15/01131/FUL (Nuptown Piggeries, Hawthorn Lane, Warfield – change of use of agricultural land to residential and erection of a detached dwellinghouse and driveway, and construction of new driveway for Hog Oak House following the demolition of the existing agricultural buildings and hardstanding) – noted.
- e. Notification of provisional Tree Preservation Order 1202 for Land at 20 to 23 Rachaels Lake View, Warfield – noted.
- f. Notification of consultation on designation of a Neighbourhood Area relating to Sandhurst Town Council – noted.
- g. Notification of appeal against refusal of planning application 14/00980/FUL (Land at South West of Abbey Place, Abbey Place, Warfield – erection of 10no dwellings with associated car ports, garages, and landscaping) – noted.
- h. Notification of Government consultation on changes to the National Planning Policy Framework (NPPF) – noted.
- i. Notification of temporary road closure for Bottle Lane, Warfield – noted.

## P109. Ongoing issues

### a. Warfield New Development:

The Deputy Clerk will determine from Bracknell Forest Council how traffic will be directed around Warfield once the new link road comes into operation.

- Area 1 (land east of Avery Lane, west of Maize Lane) – there was no further progress to report.
  - Area 2 (land west of Avery Lane) – it was noted that piling is taking place for a culvert for The Cut.
  - Area 3 (land east of Maize Lane) – there was no further progress to report.
  - Sites of Suitable Alternative Natural Greenspace (SANG) – there was no further progress to report.
- b. Warfield New Development settlement and street names – it was agreed that ‘Woodhurst’ be proposed as the settlement name for land around Cabbage Hill, and that ‘Honeysuckle’, ‘Clover’, ‘Charlock’ and ‘Campion’ be proposed as street names for Berkeley Homes’ phase 3 site (noting that ‘Poppy’ and ‘Yarrow’ are already banked with Bracknell Forest Council).
- c. Works to open space at Warfield Chase – it was noted that the only work outstanding now is the replacement of an existing fence.
- d. Warfield S106 Contributions – the Deputy Clerk will query Bracknell Forest Council’s proposal for signalisation of Forest Road/Binfield Road, including likely timescales, and will remind Bracknell Forest Council of Warfield Parish Council’s proposed CIL project to provide a link between Cabbage Hill Suitable Alternative Natural Green Space (SANG) and Hazelwood Lane (this will include a formal crossing point on Forest Road and should be considered alongside the signalisation proposal).

There were no queries on the proposed new recycling facilities at present.

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

- Hermitage Caravan Park – residents have been advised they must construct and pay for their own parking spaces as required by the permission for planning application 15/00554/FUL. Also, the fire hydrant serving the Park has been replaced by a standpipe, and the fire extinguishers which were located next to the hydrant have been removed. The Deputy Clerk is investigating the implications of both of these.

- f. Bracknell Forest Council's Draft Parking Standards Supplementary Planning Document Consultation – it was confirmed that Warfield Parish Council's response to this consultation has been submitted to Bracknell Forest Council.
- g. Bracknell Forest Council Consultation on Scope of Comprehensive Local Plan – it was confirmed that Warfield Parish Council's response to this consultation has been submitted to Bracknell Forest Council. The Deputy Clerk will further comment to Bracknell Forest Council that no mention has been made in any of the topics of the Parish or Town Council Neighbourhood Plans which are currently being developed.

**P110. Representatives' area reports**

- a. The reasoning behind the Proposed Traffic Regulation Order for the new link road (clearway at the southern end of the road, and 'school keep clear' markings/double yellow lines from the school northwards) was noted.
- b. Notification of change of planning application reference and description from 15/00646/FUL (Erection of 65 Senior Living dwellings with associated access, car parking and landscaping accessed from Forest Road via northern length of the north-south link road) to 15/00646/REM (Submission of details of access, appearance, layout and scale for erection of building accommodating 65 Senior Living dwellings with associated access, car parking and landscaping accessed from Forest Road via northern length of the north-south link road pursuant to outline planning application 14/01007/OUT) – noted.
- c. Notification of appeal decision for planning application 15/00223/FUL (The White House, Nuptown Lane, Warfield – erection of an annex following the demolition of existing stable block) – allowed. This was noted.
- d. The Deputy Clerk's attendance at the Bracknell Forest Council Planning Liaison Meeting on 15 December was noted. The Deputy Clerk reported the following:
  - It is acceptable to make observations within a recommendation for refusal of a planning application – they will not compromise the recommendation for refusal if words such as 'however if Bracknell Forest Council is minded to approve then ...' are used.
  - Max Baker, Head of Planning at Bracknell Forest Council, will remind his case officers to advise Parish Councils when significant amendments to planning applications are made.
  - Max Baker has advised that planning authorities have limited powers if a planning application for prior approval for change of use of an agricultural building is made; an environmental survey is not required for this type of application.
  - Online access to Tree Preservation Orders will be available soon.

- Community Infrastructure Levy (CIL) – this can be paid by a developer in instalments. Monies will be paid to the Parish twice a year, and must be used within 5 years of receipt.

The Government is currently consulting on the CIL Regulations as they are too complex; Bracknell Forest Council will be responding.

- e. Residents have expressed concern regarding planning application 15/01177/CLPUD (35 All Saints Rise, Warfield – application for a certificate of lawfulness for the proposed erection of single storey outbuilding following the demolition of the existing outbuilding to side of dwelling). Warfield Parish Council has not been advised of this planning application. The Deputy Clerk will investigate, with a view to Warfield Parish Council submitting a response.

**P111. Date of next meeting**

The date of the next meeting was confirmed as Monday 11 January 2016 at 7.45pm.

**P112. Closure of the meeting**

There being no further business the meeting closed at 9.20pm.