



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 30 November 2015** at **7.45pm** in the Parish Office

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

P091. Apologies for absence

There were none.

P092. Declarations of interest

There were none.

P093. Minutes of the previous meeting held on 9 November 2015

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

P094. Matters arising

- a. 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) – Bracknell Forest Council's approval of this application was noted.

P095. Planning and tree application recommendations (lists 46/15 – 48/15)

LIST 46/15

15/00906/FUL 18 Field Park, Bracknell – recommend refusal

Proposal: Re-positioned rear fence

Reason(s):

1. Amenity land has been enclosed and this is out of character with the remainder of the footpath, to the detriment of the visual amenities of the area.
2. The enclosure represents the removal of a wildlife corridor to the side of the footpath.

15/01075/FUL Land South of Kingscroft Lane, Kingscroft Lane, Warfield – considered no objection

Proposal: Change of use of agricultural land to equestrian and construction of a menage

LIST 47/15

15/01101/FUL 8 Chives Place, Warfield – considered no objection

Proposal: Erection of a first floor front extension

15/00245/TRTPO 18 Roman Way, Warfield – observations

Proposal: TPO 393 – Prune 1 tree

Reason(s):

1. Warfield Parish Council believes the proposed 5.5m crown lift of this oak tree, which is of very high visual amenity, to be completely excessive, but will support the sustainable maintenance of the tree with the extent of pruning to be approved by the Bracknell Forest Council Tree Officer.
2. Warfield Parish Council believes the proposed 2.5m crown reduction of this oak tree to be excessive, but will support the sustainable maintenance of the tree in order to clear neighbouring properties, with the extent of pruning to be approved by the Bracknell Forest Council Tree Officer.

15/01131/FUL Nuptown Piggeries, Hawthorn Lane, Warfield – recommend refusal

Proposal: 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

Reason(s):

1. The proposal to demolish an existing agricultural building and erect a detached dwelling in its place represents inappropriate development in the Green Belt. The existing building blends in with the rural character of the area whereas the proposed dwelling and its associated domestic curtilage would introduce a somewhat urban element and result in an unacceptable encroachment into the open countryside. Warfield Parish Council has noted the similarity of this planning application to a previous planning application 10/00792/OUT for the site which was refused on appeal. It has further noted planning application 13/00156/FUL for the site which was approved and is still valid, and which proposes a dwelling more in keeping with the character of the area.

15/00241/TRTPO Quelm Lane, To the Rear of Flint Cottage, 8 Marbull Way, Warfield – considered no objection

Proposal: TPO 89 – Application to Fell 1 tree

15/00244/TRTPO 19 Anthony Wall, Warfield – considered no objection

Proposal: TPO 393 – Fell 1 tree

LIST 48/15

15/00957/FUL 80 Kennel Lane, Warfield – recommend refusal

Proposal: Change of use of outbuilding into living space

Reason(s):

1. The plans are inaccurate.
2. The proposal represents inappropriate development of a rear garden.
3. This 3-bedroom property currently has parking provision for 2 vehicles; the garage plus 1 parking space (there is insufficient space to park 2 vehicles in front of the garage – photo was attached to response). The proposed change of use of the outbuilding into living space would result in the parking provision for the property falling below Bracknell Forest Council approved standards.

15/01069/FUL 16 Priory Lane, Warfield – considered no objection

Proposal: Erection of first floor rear extension with alterations to existing building, and erection of outbuilding

15/01108/FUL Blakes House, Warfield Street, Warfield – considered no objection

Proposal: Erection of a part two storey, part first floor side extension following demolition of existing conservatory

P096. Bracknell Forest Council Planning Committee

- a. Meeting of 12 November 2015 – one Warfield application was 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, application refused.
- b. Meeting of 17 December – agenda not yet available.

P097. Correspondence for information

- a. Correspondence regarding amended planning application 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) – noted.

It was further noted that Warfield Parish Council's response to this planning application has been amended following the applicant's submission of revised plans (the number of proposed new dwellings has been reduced from 10 to 8). Warfield Parish Council still recommends refusal, for the following reasons:

1. No cycle storage is proposed.
2. 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.

3. 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.

The Deputy Clerk will raise the issue of non-notification of amendments to plans with Bracknell Forest Council.

- b. Correspondence regarding planning application 15/00902/FUL (Land R/o Lane End and Pear Tree Cottage, Warfield Street, Warfield – 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) – noted.
- c. Correspondence regarding trees adjacent to 11 Bedfordshire Down – noted.
- d. Correspondence regarding planning application 15/01081/FUL (Old Whitelocks, Garsons Lane, Warfield – change of use from existing barn for storage (B8) purposes) – noted.
- e. Notification of proposed Traffic Regulation Order on new Warfield link road – the Deputy Clerk will circulate this document to Members. It was agreed that the Deputy Clerk will advise Bracknell Forest Council of the proposed access to the Quelm allotments car park from Watersplash Lane.

P098. Ongoing issues

- a. Warfield New Development:

The Planning Committee's meeting with Hilary Coplestone, Bracknell Forest Council's Major Sites Implementation Manager, to receive an update on all of the Warfield new development site was noted.

- 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) – there was no further progress to report.
 - Area 3 (land east of Maize Lane) – there was no further progress to report.
 - Sites of Suitable Alternative Natural Greenspace (SANG) – the Planning Committee's meeting with Tim Noden, Planning Manager at Harrow Estates, on Wednesday 11 November was noted.
- b. Works to open spaces at Goddard Way and Warfield Chase – Warfield Parish Council understands that the works at Goddard Way have been completed, and so this open space can be removed from future agendas.

The Deputy Clerk will determine what works are outstanding at Warfield Chase.

- c. Tree '5 Day Notice' – Bracknell Forest Council's proposal to notify parish and town councils of any tree works to be carried out under a '5 Day Notice' was welcomed; the Deputy Clerk will advise Bracknell Forest Council of this.
- d. Former Warfield Park entrance drive – there was no progress to report. It was agreed that this item be removed from future agendas.
- e. Warfield S106 Contributions – Warfield Parish Council is awaiting more detail on Bracknell Forest Council's schedule of infrastructure items which are expected to be provided via Section 106 Agreements.
- f. Projects – the following planning and transport projects were considered for possible inclusion in the Parish Council's draft Community Infrastructure Levy (CIL) infrastructure delivery list:
 1. Improvements to roads/junctions:
 - Memorial Ground junction scheme – BFC s106 infrastructure project, therefore not to be included in Parish Council's CIL list
 - Osborne Lane improvement scheme (re-route or improve safety of access to St Michael's Church via Osborne Lane) – it was agreed that this be added to the Parish Council's CIL list
 - Malt Hill/Hayley Green junction scheme (improve road safety at crossroads) – it was agreed that this be added to the Parish Council's CIL list
 - Gibbins Lane – already considered by the Environment Committee
 - Maidenhead Road/Ascot Road junction scheme (improve road safety at junction) – it was agreed that this be added to the Parish Council's CIL list
 - Forest Road/Binfield Road junction improvements – BFC s106 infrastructure project, therefore not to be included in Parish Council's CIL list
 - Three Legged Cross junction improvements – BFC s106 infrastructure project, therefore not to be included in Parish Council's CIL list
 - Fiveways junction improvements – BFC s106 infrastructure project, therefore not to be included in Parish Council's CIL list
 - Bracknell Road/Cricketers Lane junction scheme (improve road safety at junction) – it was agreed that this be added to the Parish Council's CIL list
 - Malt Hill/Ascot Road junction scheme (improve road safety at junction) – it was agreed that this be added to the Parish Council's CIL list
 - Maidenhead Road/Buckle Lane/Bowyers Lane scheme (improve road safety at crossroads) - it was agreed that this be added to the Parish Council's CIL list
 - Traffic calming on Harvest Ride, County Lane, Warfield Road and Forest Road (Hayley Green) (reduce speed of traffic) – it was agreed that these be added to the Parish Council's CIL list

- Further parking restrictions around schools (lessen impact of parking on schools' neighbours) – it was agreed that this be added to the Parish Council's CIL list
 - Art projects – no individual projects will be added to the Parish Council's CIL list
2. Improvements to public transport:
- Community transport – no project will be added to the Parish Council's CIL list at this time
 - Bus service – no project will be added to the Parish Council's CIL list at this time
3. Environmental enhancements:
- Enhancements to land south of Whitegrove (Maize Lane) roundabout, to east and west of Goughs Lane – it was agreed that this be added to the Parish Council's CIL list
 - Enhancements to land south of Flemish Place (better ecological and leisure use) – it was agreed that this be added to the Parish Council's CIL list
 - Further expansion of Hayley Green Wood – it was agreed that this be added to the Parish Council's CIL list
 - Wildlife corridor in Newell Green (near Cuckoo Cottage) – it was agreed that this be added to the Parish Council's CIL list
 - The Cut Corridor extension (conceptual proposal to extend The Cut Corridor as planned for area 2 to include footpath at Malt Hill/Windmill Farm) – it was agreed that this be added to the Parish Council's CIL list
 - Improvements to cycle and path networks in Warfield (including linking of all cycleways and pathways) – it was agreed that this be added to the Parish Council's CIL list

The following projects were also considered:

- Broader range of shops – it was agreed that this is not suitable for a CIL project at this time
- Pharmacy/GP/dentist – it was agreed that this is not suitable for a CIL project at this time

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

- The Old Coach House, Warfield Park – monitoring of this site will continue.
- Land behind Hermitage Caravan Park – it was noted that Sarah Peacey, Bracknell Forest Council Ward Councillor for Binfield with Warfield, has contacted the Forestry Commission regarding its Restocking Notice for the site. Sarah is also investigating a potential court injunction regarding access to the site.
- 82 Hamlet Street – as the fence to the front of this property has now been reduced in height the case can be closed.

- h. Bracknell Forest Council's Draft Parking Standards Supplementary Planning Document – it was agreed that the Deputy Clerk will submit Councillor Fitzwilliams' comments on this document to Bracknell Forest Council.
- i. Winkfield Parish Council Consultation on designation of a Neighbourhood Area – the Deputy Clerk confirmed that Warfield Parish Council's response to this consultation has been submitted.

P099. Representatives' area reports

- a. It was noted that the Deputy Clerk will be tracking Community Infrastructure Levy liabilities, demands and payments.

P100. Date of next meeting

The date of the next meeting was confirmed as Monday 21 December 2015 at 7.45pm.

P101. Closure of the meeting

There being no further business the meeting closed at 9.51pm.