



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 1 February 2016** at **7.45pm** in the Parish Office

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

P124. Apologies for absence

Councillors Fitzwilliams and Jones.

P125. Declarations of interest

There were none.

P126. Minutes of the previous meeting held on 11 January 2016

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

P127. Matters arising

There were none.

P128. Planning and tree application recommendations (lists 02/16 – 04/16)

LIST 02/16

15/00892/FUL Land Adjacent to Hayley Green Farm, Hayley Green, Warfield – this application was considered on notification of appeal as responses to the Planning Inspector were required by 25 January 2015. It was noted that no further comments were made.

Proposal: Change of Use from Agricultural Building to Curling Rink (D2), formation of ancillary grassed parking area, erection of extension to barn, demolition of former piggery, new vehicular access, and landscaping

15/01224/FUL Land North of The Hermitage Caravan Park, Herschel Grange, Warfield – recommend refusal

Proposal: Erection of stables and ancillary hard standing

Reason(s):

1. The site was the subject of a Forestry Commission Restocking Notice which expired in June 2014 without the site being restocked of trees. It was then the

subject of an Enforcement Notice, with restocking required by December 2015 (again no trees were planted). This site of ancient woodland must be restored for the benefit of biodiversity and the visual amenities of the area.

2. The stables will generate additional traffic movements in Gibbins Lane which is substandard in respect of width and footway provision.

However if Bracknell Forest Council is minded to approve this application then Warfield Parish Council has the following observations:

1. Warfield Parish Council recommends that permission is conditional; the stables must be for the personal use of the applicant only, and not be used as a livery stable, in order to limit the number of additional traffic movements in Gibbins Lane.
2. Warfield Parish Council recommends that permission is conditional; all surfaces must be permeable.

LIST 03/16

There were no Warfield applications.

LIST 04/16

15/01240/FUL 5 Poyle Gardens, Warfield – considered no objection

Proposal: Conversion of garage into a kitchen extension

16/00020/TRTPO 23 Greystock Road, Warfield – observations

Proposal: TPO 82 – Application to prune 1 tree

Reason(s):

1. Warfield Parish Council does not believe that all branches merit a reduction of 2m; 1.5m may be more appropriate in the best interests of the health of this oak tree.

16/00036/FUL 33 Wellingtonias, Warfield Park, Bracknell– considered no objection

Proposal: Erection of garage following the demolition of the existing garage

16/00037/FUL Kingscroft Farm, Kingscroft Lane, Warfield – considered no objection

Proposal: Section 73 application to vary condition 2 (Approved Plans) of Planning Permission 15/01075/FUL for the change of use of agricultural land to equestrian and construction of a manege

16/00021/TRTPO Piggy Wood to the Rear of 41 Hebbecastle Down, Warfield – recommend refusal

Proposal: TPO 89 – Application to prune 1 tree

Reason(s):

1. Warfield Parish Council believes the proposed 5m crown lift of this oak tree, which is of very high visual amenity, to be completely excessive.

P129. Bracknell Forest Council Planning Committee

- a. Meeting of 21 January 2016 – no Warfield applications were considered.

- b. Meeting of 25 February 2016 – agenda not yet available.

P130. Correspondence for information

- a. Notification of date of public inquiry (16 February 2016) for (1) appeal against refusal of planning application 14/00501/LDC (Whitelocks Farm, Garsons Lane, Warfield – certificate of lawfulness for the use of land for the stationing of a mobile home for residential use and the use of the portacabin as a unit of separate residential accommodation), and (2) associated enforcement case – noted.
- b. Notification of confirmation of Tree Preservation Order 1202 for Land at 20 to 23 Rachael's Lake View, Warfield – noted.
- c. Notification of street addressing schedules for the new link road and new primary school site, and the renamed Warfield CE Primary School – noted.
- d. Notification of Royal Berkshire Fire and Rescue Service public consultation on its proposed Integrated Risk Management Plan – noted.
- e. Notification of highway improvements to the Bottle Lane junction with Maidenhead Road – noted.
- f. Notification of planting of replacement for Cedar of Lebanon at Shakespeare Way – noted.

P131. Ongoing issues

- a. Warfield New Development – it was noted that planning application 15/00647/REM (Land South of Forest Road and West of Avery Lane, Forest Road, West End, Warfield – submission of details of access, appearance, layout and scale for phase 4A comprising the erection of 58 no. apartments (36 x 2 bedroom and 22 x 1 bedroom) in 4 no. blocks with associated car parking accessed from Forest Road via northern length of the north-south link road pursuant to outline planning permission 14/01007/OUT) has been approved.

The Deputy Clerk will request an update on progress on proposals for a Site of Suitable Alternative Natural Green Space (SANG) on the western side of Cabbage Hill.

- b. Community Infrastructure Levy (CIL) and S106 contributions – it was noted that a CIL liability notice for planning application 15/00888/FUL (Green Acres, Warfield Road, Bracknell – the erection of 8 new dwellings with associated garages and parking with the access off existing bell mouth on Atte Lane following demolition of existing outbuildings) has been issued by Bracknell Forest Council, with payment to Warfield Parish Council expected to be £37,418.85.

The Deputy Clerk will continue to investigate Bracknell Forest Council's proposed signalisation of Forest Road/Binfield Road.

- c. Avery Lane hedgerows protection – the Deputy Clerk will complete a draft letter to Harrow Estates and Berkeley Homes requesting protections of the hedgerows on both sides of Avery Lane, for approval by Councillor Fitzwilliams.
- d. Current & potential enforcement cases – the following were noted:
 - Ash tree in culvert on Harvest Ride – this has been removed as much as possible.
 - 8 Darby Vale – Councillor Ms Healy is investigating whether or not the fence has been removed.
 - Land behind Hermitage Caravan Park – a new planning application 15/01224/FUL for the erection of stables and ancillary hard standing on this site (retrospective) was considered at this meeting.
 - 3 Walsh Avenue – this case will be closed as Bracknell Forest Council are unable to take enforcement action.
 - Ivydene – Bracknell Forest Council intends to serve a formal notice requiring the site to be cleared up as the owners did not respond to the previous Planning Contravention Notice.
 - 83 Hamlet Street – the Deputy Clerk will request an update on this case.
- e. Planning & Transport Committee Meetings 2016-17 – proposed dates for these meetings were considered, and will be passed to the Clerk for inclusion in the Parish Council schedule of meeting for 2016-17. The Deputy Clerk will bring the Environment Committee meeting for August 2016 forward one week.
- f. Bracknell Forest Council Consultation on Strategic Housing and Economic Land Availability Assessment (Draft Methodology and Call for Sites) – Councillor Ms Thorin will draft a response by Friday 5 February for approval by Committee members; the Deputy Clerk will then submit to Bracknell Forest Council on Monday 8 February.

P132. Representatives' area reports

- a. Notification of consultation on Bracknell Forest and Wokingham Borough Council Joint Green Belt Review Methodology – Councillors Ms Healy and Ms Thorin will consider, noting a response is required by Monday 15 February.

P133. Date of next meeting

The date of the next meeting was confirmed as Monday 22 February 2016 at 7.45pm.

P134. Closure of the meeting

There being no further business the meeting closed at 9.26pm.