



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

Held on **Monday 11 January 2016** at **7.45pm** in the Parish Office

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

**P113. Apologies for absence**

Councillor Dr Haffegge.

**P114. Declarations of interest**

There were none.

**P115. Minutes of the previous meeting held on 21 December 2015**

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

**P116. Matters arising**

- a. 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 approved and recommended refusal of this application for the following reasons:
  1. Warfield Parish Council is very concerned that the proposed use of the proposed outbuilding has not been identified, and therefore it is not clear that the use would be incidental to the enjoyment of the occupants of the main house.
  2. The proposed front elevation has roller doors, implying vehicular access, but vehicles have no access to the proposed outbuilding as the soft landscaping to the front of the proposed outbuilding is amenity land and must remain as such.

**P117. Planning and tree application recommendations (lists 52/15 & 01/16)**

**LIST 52/15**

*15/01241/FUL 25 Burnt House Gardens, Warfield – observations*

Proposal: Conversion of a garage into a habitable room

Reason(s):

1. There is no need to remove all of the soft landscaping to the front of the property, just sufficient to provide a second parking space.

*15/01238/FUL 1 Derbyshire Green, Warfield – considered no objection*

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

*15/01244/FUL Brockdale, Cricketers Lane, Warfield – considered no objection*

Proposal: Erection of single storey side extensions to both sides of existing two storey annex

*15/01244/LB Brockdale, Cricketers Lane, Warfield – listed building application not considered*

Proposal: Erection of single storey side extensions to both sides of existing two storey annex

#### **LIST 01/16**

*15/01275/FUL The Hollies, Warfield Street, Warfield – observations*

Proposal: Erection of a single storey rear extension following the demolition of the existing conservatory and part of both kitchen and family room

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: adequate root protection must be in place during the works for the eucalyptus tree on site as the tree has high visual amenity.

#### **P118. Bracknell Forest Council Planning Committee**

- a. Meeting of 17 December 2015 – two Warfield applications were considered:
  - 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 recommended approval, application approved.
  - 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 recommended approval, application approved.
- b. Meeting of 21 January 2016 – no Warfield applications expected to be considered.

**P119. Correspondence for information**

- a. Correspondence regarding Whitelocks Farm, Garsons Lane, Warfield – noted.

**P120. Ongoing issues**

- a. Warfield New Development – there was no progress to report.
- b. Warfield New Development settlement boundary – it was agreed that the new settlement of Woodhurst be defined as land north of Harvest Ride and south of Forest Road and east of Binfield Road and west of the new link road. The Deputy Clerk will advise Bracknell Forest Council of this.

The Deputy Clerk will also enquire as to why the new link road appears to have two street names (Sopwith Road and Ellison Road), as identified on the proposed Traffic Regulation Order; it was considered that one street name for all of the road would be better.

- c. Finance from new development – this was considered alongside item e) (Warfield S106 and Community Infrastructure Levy (CIL) projects).

Developer CIL liabilities and demands for developments in Warfield were noted.

There was nothing to report on current and proposed Warfield S106 projects.

CIL projects – potential projects for the installation of 3G (artificial) pitches at Priory Field, Westmorland Park and the Memorial Ground will be considered by the Facilities Committee. The Deputy Clerk will continue to query Bracknell Forest Council's proposed signalisation of Forest Road/Binfield Road, including likely timescales, as consideration must be given to Warfield Parish Council's proposed link between Cabbage Hill Suitable Alternative Natural Green Space (SANG) and Hazelwood Lane (this will include a formal crossing point on Forest Road) at the same time.

- d. Avery Lane – it was agreed that the Deputy Clerk will forward a draft letter to Harrow Estates and Berkeley Homes requesting protections of the hedgerows on both sides of Avery Lane to Councillor Fitzwilliams for approval.
- e. Warfield S106 and CIL projects – see item c).
- f. Current & potential enforcement cases – the following were noted:
  - The Old Coach House – car sales appear to be continuing.
  - Ash tree in culvert on Harvest Ride – Councillor Fitzwilliams will remove this.
  - 8 Darby Vale – Councillor Ms Healy will investigate whether or not the fence has been removed.

- 39 Walsh Avenue – the barbed wire fence will be removed at the next Parish Council litter pick.
  - Land behind Hermitage Caravan Park – there appears to be no agreement between Bracknell Forest Council and the Forestry Commission as to who will enforce the Tree Restocking Order. The Deputy Clerk will raise this case again with the Bracknell Forest Council enforcement team.
  - Cedar of Lebanon, Shakespeare Way – a replacement tree for the one which was felled is due to be planted by mid-February (date to be confirmed).
- g. Bracknell Forest Council Local Plan – the Deputy Clerk confirmed that a further comment has been made to Bracknell Forest Council regarding mention of Parish and Town Council Neighbourhood Plans within the scope of the Local Plan. In addition, Bracknell Forest Council’s most recent update on the Local Plan was noted.

Councillor Thorin will consider Bracknell Forest Council’s Consultation on its Strategic Housing and Economic Land Availability Assessment, and the Planning Committee will consider whether or not a response should be made at the next meeting of the Planning Committee on Monday 1 February.

- h. Planning & Transport Committee Meetings 2016-17 – further to discussion regarding the meeting dates around Christmas 2016, the Deputy Clerk will produce a revised timetable for consideration at the next meeting.

**P121. Representatives’ area reports**

- a. Notification of appeal against non-determination of planning application 15/00892/FUL (Land Adjacent to Hayley Green Farm, Hayley Green, Warfield – 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) – since Warfield Parish Council had not been notified of this application it was agreed that a response will be made directly to the Planning Inspector following further consideration of the revised plans by Councillors. The Deputy Clerk will ask the case officer to identify the main differences between this application and a previous application which was refused.
- b. 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) – it was noted that this planning application has been withdrawn.

**P122. Date of next meeting**

The date of the next meeting was confirmed as Monday 1 February 2016 at 7.45pm.  
Apologies were noted in advance from Councillors Fitzwilliams and Jones

**P123. Closure of the meeting**

There being no further business the meeting closed at 9.06pm.