



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 22 February 2016** at **7.45pm** in the Parish Office

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

P135. Apologies for absence

There were none.

P136. Declarations of interest

There were none.

P137. Minutes of the previous meeting held on 1 February 2016

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

P138. Matters arising

- a. It was noted that the fence to the front of 8 Darby Vale has not yet been removed. The Deputy Clerk will request an update on this planning enforcement case from Bracknell Forest Council.

P139. Planning and tree application recommendations (lists 05/16 – 07/16)

LIST 05/16

15/01096/FUL Steeple View, Gibbins Lane, Warfield – considered no objection

Proposal: Retention and extension to sand school, construction of turn out pen and retention of stable block

16/00080/FUL 3 Mary Mead, Warfield – considered no objection

Proposal: Erection of single storey rear extension and a two storey side extension following demolition of existing garage

LIST 06/16

15/01171/FUL 108 Kennel Lane, Warfield – considered no objection

Proposal: Conversion of garage into habitable living space

16/00032/TRTPO Ashberry, 90 Horatio Avenue, Warfield – recommend refusal

Proposal: TPO 393 – Application to Fell 1 tree

Reason(s):

1. Warfield Parish Council can see no reason to remove this mature hawthorn which appears healthy, is of high visual amenity and is part of an historic and ancient line of trees.
2. Warfield Parish Council does not believe this tree is impacting the neighbouring oak.

16/00033/TRTPO Ashberry, 90 Horatio Avenue, Warfield – observations

Proposal: TPO 393 – Application to Prune 1 tree

Reason(s):

1. Warfield Parish Council believes the proposed works to this oak tree, which is of high visual amenity, to be 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.

LIST 07/16

16/00117/FUL Hunters Chase, 1 Abbey Place, Warfield – considered no objection

Proposal: Erection of first floor dormer window extension

P140. Bracknell Forest Council Planning Committee

- a. Meeting of 25 February 2016 – one Warfield application will be considered:
 - 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). Warfield Parish Council previously recommended refusal, Bracknell Forest Council case officer now recommends refusal.

P141. Correspondence for information

- a. Notification of appeal decision for planning application 14/00980/FUL (Land at South West of Abbey Place, Abbey Place, Warfield – erection of 10 no dwellings with associated car ports, garages, and landscaping) – dismissed. This was noted.
- b. Notification of amended plans for planning application 15/01161/FUL (Land Weller's Lane, Wellers Lane, Warfield – change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) with associated landscape works and parking). These were considered, and no further response was deemed necessary.
- c. Correspondence regarding planning application 16/00061/PAD (St Michaels Grange, Osborne Lane, Warfield – application for prior approval for the erection of wooden clad frame (agricultural building) for farm machinery) – noted.

P142. Ongoing issues

- a. Warfield New Development – it was noted that the appeal against refusal of planning application 14/00980/FUL has been dismissed (as previously reported in P141a).

Councillor Fitzwilliams reported the following progress in area 2:

- Construction has started on 93 dwellings on the land adjacent to the phase 1 site near the Frampton Bridge roundabout,
 - A new cycleway is being constructed along Harvest Ride,
 - Piling for the apartments associated with planning applications 15/00646/REM (65 Senior Living dwellings accessed from Forest Road via northern length of the north-south link road) and 15/00647/REM (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) appears complete,
 - Movement of the path of The Cut in order to accommodate a new roundabout on Forest Road is progressing, and
 - Preparation work has started for the east-west greenway.
- b. New Woodhurst settlement street sign(s) – the Deputy Clerk will advise Bracknell Forest Council that settlement street signs were in the past provided by Bracknell Forest Council and therefore will continue to be a Bracknell Forest Council responsibility.
 - c. Community Infrastructure Levy (CIL) and S106 contributions – there were no new CIL liability and demand notices issued by Bracknell Forest Council for Warfield. The newly-received s106 Summary (December 2015) will be considered at the next meeting of the Planning Committee.
 - d. Avery Lane hedgerows protection – Harrow Estates has stated that it is their firm intention to fully retain Avery Lane and its hedgerow as part of the planning application proposals for the site, with the exception of any removal necessary to achieve access to the new roundabout on the link road. It was noted that Tree Preservation Order 686 does protect some of the trees within the hedgerows at either side of the lane.
 - e. Current & potential enforcement cases – the following were noted:
 - Land behind Hermitage Caravan Park – it was noted that Bracknell Forest Council has now been advised by the Forestry Commission that the compliance date for restocking the land with trees was extended to 14 July 2016 when ownership of the land changed.
 - 83 Hamlet Street – Councillors confirmed that a reduction in the height of the fence to the front of the property to 1m will be acceptable, making it the same height as that to the front of 82 Hamlet Street.

- Cedar of Lebanon, Shakespeare Way – it was noted that a replacement for this tree which was felled in 2015 has now been planted.
 - Osborne Lane (fence erected adjacent to highway) – the Deputy Clerk will request the status of this Bracknell Forest Council enforcement case and, if still open, state that Warfield Parish Council has no objections to the fence.
- f. Bracknell Forest Council Consultation on Strategic Housing and Land Availability Assessment - Draft Methodology and Call for Sites – it was noted that Warfield Parish Council, after consideration, had no comments to make.
- g. Consultation on Bracknell Forest and Wokingham Borough Council Joint Green Belt Review Methodology – it was noted that Warfield Parish Council, after consideration, had no comments to make.

P143. Representatives' area reports

- a. It was noted that construction traffic appears to be using Watersplash Lane. The Deputy Clerk will contact Berkeley Homes to request that a sign be placed at the entrance to the Lane advising construction traffic not to use it.
- b. The Deputy Clerk was asked to query the two sets of works identified at the Newt Reserve; one in the Bullbrook ward, and the other in the Warfield Harvest Ride ward (it looks likely that the works in the Bullbrook ward are incorrectly identified).
- c. Notification of a street naming and numbering scheme for the new development at The Limes, Hayley Green has been received. This was noted.

P144. Date of next meeting

The date of the next meeting was confirmed as Monday 14 March 2016 at 7.45pm.

P145. Closure of the meeting

There being no further business the meeting closed at 8.48pm.