



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

Held on **Monday 4 April 2016** at **7.45pm** in the Parish Office

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

**P157. Apologies for absence**

There were none.

**P158. Declarations of interest**

There were none.

**P159. Minutes of the previous meeting held on 14 March 2016**

Subject to the year being changed from 2015 to 2016 in item P149b these were approved by the Planning Committee, having been proposed by Councillor Dr Haffegge and seconded by Councillor Ms Thorin.

**P160. Matters arising**

There were none.

**P161. Planning and tree application recommendations (lists 11/16 – 13/16)**

**LIST 11/16**

*16/00248/FUL Wrenswood, Forest Road, Hayley Green, Warfield – considered no objection*

Proposal: Erection of conservatory to the rear of the property

**LIST 12/16**

*16/00126/FUL 4 The Limes, Hayley Green, Warfield – considered no objection*

Proposal: Erection of a single storey side extension facing The Limes

*16/00213/PAH Ivy Dene, The Splash, Warfield – considered no objection*

Proposal: Application for prior approval for a single storey rear extension

*16/00258/FUL 10 MacLaren Drive, Warfield Park, Bracknell – considered no objection*  
Proposal: Erection of summer house in garden

*16/00262/FUL 23 Anthony Wall, Warfield – observations*

Proposal: Conversion of garage into habitable accommodation

Reason(s):

1. Parking in the parking spaces remaining following the proposed conversion of the garage into habitable accommodation will be restricted in terms of turning space/manoeuvrability of vehicles parked there.

*16/00253/FUL Church Farm House, Church Lane, Warfield – observations*

Proposal: Erection of 1. no three bedroom dwelling with associated parking and landscaping following the demolition of the existing barn, outhouse building and garages

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: adequate root protection must be in place during the works for the mature trees on site.

### **LIST 13/16**

*16/00115/FUL Land Rear of Warfield Garage, Forest Road, Newell Green, Warfield – recommend refusal*

Proposal: Residential development of 56 dwellings with associated access, open space and infrastructure on land off Forest Road. Change of use from agricultural land to SANG off Moss End

Reason(s):

1. The proposed development has not been designed in accordance with the approved Central Area (area 1) Masterplan, in that:
  - the Masterplan identifies that dwellings to the south of the pedestrian link must be accessed from new roads to the west of the development site and ultimately the new link road, and not from Forest Road, Newell Green (the Warfield Supplementary Planning Document states '9.24 Development should also ensure the protection of semi-rural communities, in particular ... Newell Green, ... in transport terms by not encouraging unnecessary traffic along these existing routes.'). The proposed pedestrian link should not have vehicle access across it.
  - the Masterplan identifies a larger expanse of green space fronting Forest Road than is proposed. Also, the proposal for 4 houses and a block of flats fronting Forest Road is detrimental to the street scene since the existing properties along this road are individual in character whereas the proposed dwellings are all very similar in character.
  - the Masterplan identifies a wider, green pedestrian link than is currently proposed.
2. The proposed garages for the dwellings do not appear to conform to Bracknell Forest Council's newly-adopted Parking Standards Supplementary Planning Document (SPD) (March 2016) (the planning application was validated after the SPD adoption date).

3. Warfield Parish Council is concerned that the Transport Assessment is based on data which is already 3 years old, especially as traffic in the area of this site has noticeably increased in this time.
4. Warfield Parish Council believes the planning application is missing a statement identifying how the proposed site of Suitable Alternative Natural Greenspace (SANG) will be accessed from the development site, particularly by pedestrians and cyclists.
5. In the dismissal of the appeal against refusal of similar planning application 14/00980/FUL (for land south west of Abbey Place) the Planning Inspector identified 'a clear need to ensure that the resources and management are in place to deliver the infrastructure and SANG space for the Warfield development in a timely manner, and a fair distribution of costs to secure deliverability of the whole Warfield scheme. It is too early to say that (Bracknell Forest) Council's approach of encouraging the formation of a limited number of combined development proposals will not be successful in this respect, and, despite some evidence of slippage, that the area will not be capable of contributing to the five year housing supply. There is a realistic prospect that early approval of proposals for minor parts of the designated area could undermine this process.'

**P162. Bracknell Forest Council Planning Committee**

- a. Meeting of 24 March 2016 – one Warfield application was due to be considered:
  - 16/00154/PAA (Nuptown Piggeries, Hawthorn Lane, Warfield – application for prior approval for the change of use of 2no. agricultural buildings to 2no. dwellinghouses). Withdrawn from meeting by Bracknell Forest Council, and refused under delegated powers.
- b. Meeting of 21 April 2016 – agenda not yet available.

**P163. Correspondence for information**

- a. Correspondence regarding tree felling on land adjacent to the Spice Lounge (Three-Legged Cross) – noted.
- b. Correspondence regarding planning application 16/00180/FUL (Derryquin, 8A Priory Lane, Warfield – erection of 2 new dwellings following demolition of existing dwelling and garage) – noted.
- c. Correspondence regarding fence adjacent to the Maidenhead Road at Hawthorn Hill – noted. It was further noted that the location of the fence is outside of the Parish of Warfield.
- d. Notification of adoption of Bracknell Forest Council's revised Parking Standards Supplementary Planning Document (March 2016) – noted.
- e. Notification of new provisional Tree Preservation Order 1207 for Land to the rear of Linthorpe, Forest Road, Newell Green, Warfield – noted.

#### P164. **Ongoing issues**

a. Warfield New Development:

Area 1 (land east of Avery Lane, west of Maize Lane) – planning application 16/00115/FUL (Land Rear of Warfield Garage) has been submitted to Bracknell Forest Council and was considered at this meeting.

Area 2 (land west of Avery Lane) – construction work on The Cut Corridor is progressing. Fencing has been erected, and much planting has taken place at the site of Suitable Alternative Natural Greenspace (SANG) on Cabbage Hill.

b. New Woodhurst settlement street sign(s) – it was agreed that three new settlement signs will be required to correctly identify the settlement of Woodhurst and, in addition, it will be necessary to move one West End and two Quelm Park signs to new locations. The Deputy Clerk will advise Bracknell Forest Council of these requirements.

c. Tree protection – it was noted that 8 oak trees on the northern side of Warfield Street, between the Plough & Harrow junction and Newell Hall, are all veteran but have no Tree Preservation Orders (TPOs) in place. The Deputy Clerk will request that Bracknell Forest Council place TPOs on these trees, and ensure that the proposed new roundabout at the junction of Warfield Street and the re-routed Newell Green road do not impact the trees.

Following further discussion about tree protection throughout Warfield, it was agreed that the Deputy Clerk will discuss a mechanism for advising Bracknell Forest Council of all veteran trees which Warfield Environment Group has identifies and surveys in Warfield, either annually or more frequently, so that they can have TPOs placed on them if appropriate.

d. Community Infrastructure Levy (CIL) and S106 contributions – it was noted that two more planning applications have been submitted which have the potential to be liable for CIL payments (16/00253/FUL for Church Farm House and 16/00115/FUL for Land Rear of Warfield Garage). There was nothing to report regarding S106 contributions.

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

- 8 Darby Vale, and Osborne Lane (fence erected adjacent to highway) – the Deputy Clerk has not received any updates from Bracknell Forest Council despite further requests, and so will escalate the requests.
- Land to side of 39 Walsh Avenue – Bracknell Forest Council has advised that the barbed wire fence will be removed.
- Ivy Dene, The Splash – planning application 16/00213/PAH was recently submitted for this site, and was considered at this meeting.

**P165. Representatives' area reports**

- a. A complaint has been submitted to Bracknell Forest Council regarding use of drones and model helicopters at Larks Hill; it is being investigated by Stephen Chown, Head of Parks & Countryside.
- b. Correspondence regarding planning application 16/00126/FUL (4 The Limes, Hayley Green, Warfield – erection of a single storey side extension facing The Limes) has been received and was noted.
- c. The Parish Council has been notified that the 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 associated enforcement case has been allowed; this was noted.
- d. Notification of flood risk management meeting between Bracknell Forest Council, Thames Water and the Environment Agency – the Deputy Clerk will remind Bracknell Forest Council, ahead of the meeting, that The Cut has always been at risk of flooding in Warfield and that the new development may have an impact on this. The Deputy Clerk will also highlight the issue of sewer overflow around Cricketers Lane.

**P166. Date of next meeting**

The date of the next meeting was confirmed as Monday 25 April 2016 at 7.45pm.

**P167. Closure of the meeting**

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