



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

Held on **Monday 14 March 2016** at **7.45pm** in the Parish Office

Present: Councillors Ms Healy (Chair), Fitzwilliams, Dr Haffegge, Jones and Ms Thorin  
Also present: Mr D Byrne, representative of The White House, Nuptown Lane, Warfield  
Mr M Gates, Whitelocks Cottage, Nuptown Lane, Warfield

### **P146. Apologies for absence**

There were none.

### **P147. Declarations of interest**

There were none.

### **P148. Minutes of the previous meeting held on 22 February 2016**

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

### **P149. Matters arising**

- a. Construction traffic using Watersplash Lane – Berkeley Homes has never permitted construction vehicles to use the Lane, but has contacted Willmott Dixon to ensure that its contractors are not using the Lane either. Berkeley Homes will arrange for preventative signage to be erected.
- b. Bracknell Forest Council ward alert dated 19 March 2016 – the works at Bluebell Hill, Bullbrook were incorrectly linked to the Newt Reserve, Warfield, and this error has now been rectified.

### **P150. Planning and tree application recommendations (lists 08/16 – 10/16)**

#### **LIST 08/16**

*16/00131/FUL Calibra Lodge, 17 Westmorland Drive, Warfield – considered no objection*

Proposal: Conversion of garage into habitable accommodation

*16/00124/FUL Plots 4 and 5, Land at The Limes, Forest Road, Hayley Green, Warfield – considered no objection*

Proposal: Section 73 application for the variation of condition 02 (approved plans) of planning permission 14/00711/FUL: appeal reference APP/R0335/W/14/222802 (for the erection of 8 no. dwellings and associated development) to provide for the enlargement of the houses on plots 4 and 5, at first-floor level, to provide additional accommodation in the master bedroom

*16/00132/FUL Land South of Kingscroft Lane, Kingscroft Lane, Warfield – considered no objection*

Proposal: Erection of a timber frame barn for equestrian use

*16/00041/TRTPO The Coach House, Old Priory Lane, Warfield – considered no objection*

Proposal: TPO 1166 – Application to Prune 1 tree

*16/00154/PAA Nuptown Piggeries, Hawthorn Lane, Warfield – recommend refusal*

Proposal: Application for prior approval for the change of use of 2no. agricultural buildings to 2no. dwellinghouses

Reason(s):

1. There is evidence to suggest that the site was not in use on 20 March 2013 (the Planning Report submitted as part of planning application 13/00156/FUL for one of the buildings, dated February 2013, stated that 'There are a number of buildings on the site, all unused and in various states of disrepair' and this was confirmed by the Great Crested Newt Habitat Suitability Index Assessment, dated April 2013 and also submitted as part of this planning application) and, when the buildings on site were last used, they were not used solely for an agricultural use as part of an agricultural unit, having been used for light industry up until 2010 (Warfield Parish Council can confirm this), and previously for storage of household items and motor vehicles, the storage and refurbishment of photocopiers, and for office use (as identified by Enforcement Notices dated 21 December 2006 and 2 August 1996, reference EN/05/00379/UCOU, and planning application 03/00418/FUL for the 'Continued use of agricultural buildings for storage purposes with ancillary offices').

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

1. The site, especially the buildings on the site, have the potential for supporting wildlife and, in particular, bats. The wildlife must be protected.

## **LIST 09/16**

*16/00170/FUL York House, 15 Yorkshire Place, Warfield – observations*

Proposal: Part conversion of garage to habitable accommodation, with erection of second floor by raising the roof with insertion of dormer windows to front and rear, and additional windows

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: the garage shall not be used at any time other than for purposes ancillary to the residential

use of the dwellinghouse known as York House, and shall at no time be permitted to form a separate dwelling.

2. Warfield Parish Council recommends that permission is conditional: the part of the garage not converted to habitable accommodation and the existing two parking spaces must be retained for the parking of vehicles.

*16/00172/FUL Freshfield, Warfield Street, Warfield – observations*

Proposal: Erection of two storey side extension, single storey rear extension and erection of garage to front following the demolition of existing garage

Reason(s):

1. Warfield Parish Council recommends that permission is conditional: the mobile home currently on site must be removed once works to the dwelling are completed.

**LIST 10/16**

*16/00180/FUL Derryquin, 8A Priory Lane, Warfield – considered no objection*

Proposal: Erection of 2 new dwellings following demolition of existing dwelling and garage

*16/00183/FUL 67 Julius Hill, Warfield – considered no objection*

Proposal: Conversion of garage into habitable accommodation and installation of window in place of garage door

**P151. Bracknell Forest Council Planning Committee**

- a. Meeting of 25 February 2016 – one Warfield application was 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, application deemed refused (appeal already in progress).
- b. Meeting of 24 March 2016 – one Warfield application may be considered:
  - 16/00154/PAA (Nuptown Piggeries, Hawthorn Lane, Warfield). Warfield Parish Council considered at this meeting (P150).

**P152. Correspondence for information**

- a. Correspondence regarding flooding at The Splash, and widening of Watersplash Lane, Warfield – noted.
- b. Notification of intention to submit planning application for proposed new dwelling to the rear of Sunnyside, Forest Road, Hayley Green, Warfield – noted.

- c. Correspondence regarding speeding in Warfield Street, Warfield – it was noted that PCSO Michelle Noone is intending to monitor traffic speeds using a SID (speed indicator device).
- d. Correspondence regarding tree felling on land adjacent to the Spice Lounge (Three-Legged Cross) – it was noted that the trees which were removed had limited value and it was necessary to remove them in order to remodel the path of both The Cut and Forest Road to accommodate the new roundabout at the junction of Forest Road/the new link road. The land will be re-landscaped and new trees planted once the works to The Cut and Forest Road are completed, but no timescales have as yet been published. Berkeley Homes has assured that the landscaping will happen as soon as is practical, especially as that land is the gateway to the new development when travelling south from Maidenhead. Berkeley Homes has been requested to advise the Parish Council when any more works of this nature are due to commence so that the Parish Council can advise residents ahead of the works. It was further noted that Elkie Lees, Land Director at Berkeley Homes, will be very happy to discuss the matter further with residents if required.
- e. Notification of Five Day Notice to Prune 1 tree (TPO 477A) at Kilnwood, Goughs Lane, Warfield – noted.

**P153. Ongoing issues**

- a. Warfield New Development:

Area 1 (land east of Avery Lane, west of Maize Lane) – planning application 13/00423/OUT (Land Rear Of Warfield Priory Warfield Street Warfield – erection of up to 34 residential units (Class C3) with associated access, parking, amenity space and landscaping) has been withdrawn.

Area 2 (land west of Avery Lane) – planning application 15/00646/REM (The submission of details of access, appearance, layout and scale for the erection of a building, including a total number of 65 dwellings for senior living/extra care (C3 use) with associated access, car parking and landscaping accessed from Forest Road via the northern length of the north-south link road pursuant to outline planning permission 13/01007/OUT) has been approved.

Issues regarding tree clearance in area 2 were discussed in item P152d.

- b. New Woodhurst settlement street sign(s) – Bracknell Forest Council is still investigating whether or not it purchased the existing settlement street signs in Warfield.
- c. Community Infrastructure Levy (CIL) and S106 contributions – it was noted that the CIL demand for The Limes has increased due to a fine being imposed for non-notification of commencement of development, and that it may increase further if other planning applications for this site are approved. A new planning

application for Derryquin, which was considered at this meeting, may create a new CIL liability (to be confirmed).

Bracknell Forest Council S106 Summary (December 2015) – this was considered (there were no comments).

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

- 8 Darby Vale – the Deputy Clerk is still awaiting an update from Bracknell Forest Council.
- Land to side of 39 Walsh Avenue – the title register and title plan for the former Warfield Park entrance drive appear to indicate that only the footpath is owned by Warfield Park, and the land on which the barbed wire fence is located appears to be covered by two or more titles. It was agreed that the Deputy Clerk will advise Bracknell Forest Council of the health and safety implications of the barbed wire fence, and request action from them.
- Land behind Hermitage Caravan Park – planning application 15/01224/FUL for the erection of stables and ancillary hard standing has been refused. It was noted that a resident has reported further building works at the site, and this has in turn been reported to Bracknell Forest Council.
- Osborne Lane (fence erected adjacent to highway) – the Deputy Clerk is still awaiting an update from Bracknell Forest Council but has advised Bracknell Forest Council that Warfield Parish Council has no objections to the fence.

**P154. Representatives' area reports**

- a. Councillors expressed concern that not all Tree Preservation Orders (TPOs) are shown on Bracknell Forest Council's new online map. Councillors will investigate further before the next Planning Meeting.

**P155. Date of next meeting**

The date of the next meeting was confirmed as Monday 4 April 2016 at 7.45pm.

**P156. Closure of the meeting**

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