



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 25 April 2016** at **7.45pm** in the Parish Office

Present: Cllrs Ms Healy (Chair), Fitzwilliams, Dr Haffegge, Jones and Ms Thorin
Mr R. & Mrs S. Hatfield, Sunny Side, Hayley Green, Warfield

P168. Apologies for absence

There were none.

P169. Declarations of interest

Cllr Ms Thorin declared a non-pecuniary personal interest in respect of planning application 16/00298/FUL for Land to the Rear of Sunny Side, Forest Road, Hayley Green, Warfield, and Cllr Ms Healy declared a non-pecuniary personal interest in respect of planning application 16/00257/CLPUD for 35 All Saints Rise, Warfield.

P170. Minutes of the previous meeting held on 4 April 2016

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

P171. Matters arising

There were none.

P172. Planning and tree application recommendations (lists 14/16 – 16/16)

LIST 14/16

16/00217/FUL 22 Yorkshire Place, Warfield – considered no objection

Proposal: Erection of a single storey rear extension

16/00298/FUL Land to the Rear of Sunny Side, Forest Road, Hayley Green, Warfield – observations

Proposal: Erection of a 4 no. bed dwelling to rear of Sunny Side with associated access and parking for new dwelling and relocated parking for existing dwelling at Sunny Side

Reason(s):

1. The shared access from Forest Road to both the existing Sunny Side dwelling and the proposed dwelling (to the front of the existing Sunny Side dwelling) must be sufficient to allow two cars to pass, to ensure that a vehicle turning off Forest Road is not prevented from doing so by a vehicle waiting to exit the properties onto Forest Road.
2. There must be sufficient space available at the existing Sunny Side dwelling for cycle storage.

16/00077/TRTPO 63 Julius Hill, Warfield – recommend refusal

Proposal: TPO 393 – Application to Prune 1 tree

Reason(s):

1. Warfield Parish Council believes the proposed 7m crown lift of this ash tree, which is of very high visual amenity, to be completely excessive, especially given that the species is susceptible to disease.

LIST 15/16

16/00261/FUL Pine Lodge Stud Farm, Bishops Lane, Warfield – observations

Proposal: Erection of new menage hardstanding

Reason(s):

1. There are boundary inconsistencies between the site plan and the plan for the proposed winter hardstanding and new menage. The proposed menage would not fit within the site boundary identified on the site plan.
2. Winter hardstanding is proposed, presumably for vehicles, however the application does not include proposals for vehicular access to that hardstanding.
3. The application form indicates that menage lights and a sand fibre surface are already in place, but observations suggest this is not the case. In any case, the lights are not identified on the proposed plan.
4. If installation of lights is permitted, Warfield Parish Council recommends that permission is conditional: the lights must not be illuminated after 20.00 and before 16.00 in the interests of the character and appearance of the surrounding area.

16/00285/FUL Kingscroft Farm, Kingscroft Lane, Warfield – observations

Proposal: Erection of new agricultural building for incubation of game bird eggs

Reason(s):

1. Warfield Parish Council is concerned that there appear to be no proposals for drainage or waste provision.

16/00286/FUL Kingscroft Farm, Kingscroft Lane, Warfield – observations

Proposal: Section 73 application for the variation of condition 2 (to move location of caravan) and 4 (to allow year round occupation of the existing mobile home) of planning permission 12/00891/FUL for the permanent siting of a caravan in connection with use of land for rearing of game birds for 6 months of year

Reason(s):

1. Condition 4 of planning permission 12/00891/FUL for the permanent siting of a caravan in connection with use of land for rearing of game birds for 6 months of

year must not be removed; it is important to retain the part of the condition which specifies that, if the land ceases to be used for the rearing of game birds then the mobile home must be removed in the manner and as per the time periods specified in the original condition.

LIST 16/16

16/00343/FUL 1 Hebbecastle Down, Warfield – observations

Proposal: Conversion of garage in to habitable room

Reason(s):

1. If the property has 3 bedrooms then Warfield Parish Council has no objection to the proposed conversion of garage into a habitable room. However if the property has 4 bedrooms (Warfield Parish Council notes that the loft has been converted) then the proposed conversion will result in the loss of 1 parking space and so the parking provision for the property will fall below Bracknell Forest Council approved standards; Warfield Parish Council recommends refusal in this case.

Cllr Ms Healy left the meeting at 8.40pm, and Cllr Dr Haffegee was appointed temporary Chair of Planning.

ADVISED BY RESIDENT

16/00257/CLPUD 35 All Saints Rise, Warfield – recommend refusal

Proposal: Application for the certificate of lawfulness for the proposed erection of outbuilding following the demolition of existing outbuilding

Reason(s):

1. The proposed use of the proposed building (which must only be provided for purposes incidental to the enjoyment of the dwellinghouse) is excessive for the residents of a 2-bedroom property.
2. The proposed roller door is inappropriate for the uses proposed, as it is unlikely to prevent damp from entering the building.
3. No consideration has been given to the impact of a more substantial building on the trees protected by Tree Preservation Order 373, especially tree T2 (an oak). Warfield Parish Council believes an arboricultural report should have been provided.

Cllr Ms Healy re-joined the meeting at 8.50pm, and resumed her role as Chair of Planning.

P173. Bracknell Forest Council Planning Committee

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

P174. Correspondence for information

- a. Correspondence regarding flood risk management and Winkfield foul sewer design problems – noted. It was further noted that Warfield Parish Council's concerns regarding flooding in Warfield have been expressed to Bracknell Forest Council, and

that notes from a recent flood risk management meeting between Bracknell Forest Council, Thames Water and the Environment Agency are awaited.

- b. Correspondence regarding planning application 16/00115/FUL (Land Rear of Warfield Garage, Forest Road, Newell Green, Warfield – 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) – noted. The Deputy Clerk will acknowledge receipt and advise of the Parish Council’s response to this application.
- c. Notification of Bracknell Forest Council Local Enforcement Plan (Planning) – noted.
- d. Notification of Five Day Notice to Prune 2 trees (TPO 393) to the Rear of 5 Horatio Avenue, Warfield – noted.
- e. Notification of consultation on designation of a Neighbourhood Area relating to Crowthorne Parish – noted. The Deputy Clerk will confirm to Bracknell Forest Council that Warfield Parish Council believes that the submitted area is suitable for neighbourhood planning.
- f. Confirmation of Tree Preservation Order 1207 for Land to the rear of Linthorpe, Forest Road, Newell Green, Warfield – noted.
- g. Notification of temporary road closures for Bracknell Half Marathon on Sunday 8 May 2016 – noted.

P175. Ongoing issues

- a. Warfield New Development:

Area 2 (land west of Avery Lane) – the Deputy Clerk will suggest an informal opening of/a walk around the Suitable Alternative Natural Greenspace (SANG) on Cabbage Hill to Berkeley Homes.

Warfield Parish Council is awaiting an update on proposals for more Suitable Alternative Natural Greenspace (SANG) on Cabbage Hill.

- b. New Woodhurst settlement street sign(s) – the three new signs will be provided as per Warfield Parish Council proposals. The Deputy Clerk continues to try to locate the missing Quelm Park sign.
- c. Tree protection – there was no progress to report on the request for protection for 8 oak trees on the northern side of Warfield Street, between the Plough & Harrow junction and Newell Hall, or on a proposed mechanism for advising Bracknell Forest Council of all veteran trees which Warfield Environment Group identify and survey in Warfield. It was noted that Warfield Parish Council must be more aware of tree-felling proposals in future planning applications submitted for the new development.

- d. Community Infrastructure Levy (CIL) and S106 contributions – it was noted that Warfield Parish Council has received its first CIL payment of £21,512.33. Forecasts for future payments have been revised to be based on CIL liabilities rather than demands, and take into account the 5% administration fee being charged by Bracknell Forest Council.
- e. Current & potential enforcement cases – there was nothing to report on any of Warfield Parish Council's open cases. The Deputy Clerk will review Bracknell Forest Council's new Local Enforcement Plan (Planning) and then request updates for all the cases (and re-report any which have not been actioned). The Parish Council is concerned that it will become the front line for residents who do not receive any response to their queries from the Bracknell Forest Council Enforcement Team.

P176. Representatives' area reports

- a. The Deputy Clerk was asked to re-contact Berkeley Homes regarding the continued use of Watersplash Lane by construction traffic (as witnessed by a Parish Cllr).
- b. Stephen Chown, Bracknell Forest Council's Head of Parks & Countryside, is looking to provide guidance on drone/model helicopter use on Bracknell Forest Council land.
- c. The Deputy Clerk was asked to investigate trees which have been felled at Strawberry Hill.
- d. Notification of a new street naming and numbering scheme for part of Meadowsweet Lane (Berkeley Homes' phase 3 development) has been received and was noted.
- e. Correspondence regarding the developers working at Church Farm House, Church Lane, Warfield, has been received and was noted.
- f. Correspondence regarding planning application 16/00298/FUL (Land to the Rear of Sunny Side, Forest Road, Hayley Green, Warfield – erection of a 4 no. bed dwelling to rear of Sunny Side with associated access and parking for new dwelling and relocated parking for existing dwelling at Sunny Side) has been received and was noted.
- g. A complaint was received at the Parish Assembly regarding lorries exceeding 7 tons entering Newell Green, and also Jigs Lane North. The Deputy Clerk will investigate where any limit signs are located before reporting the matter to the Police if appropriate.

P177. Date of next meeting

The date of the next meeting was confirmed as Monday 16 May 2016 at 7.45pm.

P178. Closure of the meeting

There being no further business the meeting closed at 9.36pm.