



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

Held on **Monday 16 May 2016** at **7.45pm** in the Parish Office

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

### **P179. Apologies for absence**

There were none.

### **P180. Declarations of interest**

Cllr Ms Healy declared a non-pecuniary personal interest in respect of planning application 16/00328/FUL for White Gates, Long Hill Road, Ascot.

### **P181. Minutes of the previous meeting held on 25 April 2016**

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

### **P182. Matters arising**

- a. Trees felled at Strawberry Hill – some of these were protected by Tree Preservation Order 1161, but no tree application has been submitted for the works. The Deputy Clerk has reported the matter to Bracknell Forest Council, and will monitor.
- b. Lorries exceeding 7 tons entering Newell Green, and also Jigs Lane North – there was no progress to report on investigations. It was noted that many of the lorries enter Warfield from Forest Road via the Spice Lounge junction.
- c. Flood risk management meeting between Bracknell Forest Council, Thames Water and the Environment Agency – the notes from this meeting are still awaited; Bracknell Forest Council are themselves awaiting further information before the notes can be completed.

### **P183. Planning and tree application recommendations (lists 17/16 – 19/16)**

**LIST 17/16**

*16/00362/LB Ice House, Julius Hill, Warfield – observations*

Proposal: Listed building application for remedial works to cracked sections of brickwork and repair/replacement of door and door frame

Reason(s):

1. The information plaque/board should be re-instated.

*16/00360/FUL 2 Tidwells Lea, Warfield – observations*

Proposal: Erection of single storey side and rear extensions and conversion of existing garage to habitable accommodation

Reason(s):

1. If the minimum domestic garage size specified in the newly-approved Parking Standards Supplementary Planning Document (March 2016) should be applied to all new/replacement garages, including those being erected at existing properties, then this application must be refused. If not, then Warfield Parish Council has no objections.

*16/00373/FUL Chipapa, Hayley Green, Warfield – considered no objection*

Proposal: Erection of oak garage

**LIST 18/16**

*16/00327/FUL The Retreat, 20 Westmorland Drive, Warfield – considered no objection*

Proposal: Conversion of garage into habitable accommodation and erection of front porch

*16/00328/FUL White Gates, Long Hill Road, Ascot – recommend refusal*

Proposal: Erection of 11no. 4 bed and 4no. 5 bed detached dwellings, with access onto Long Hill Road via the drive to the Warfield Park Mobile Home site, following demolition of existing dwelling and outbuildings

Reason(s):

1. The site of the proposed development is not identified as a site for future housing development in Bracknell Forest Council's Site Allocation Local Plan (July 2013).
2. The sizes of garages proposed do not conform to Bracknell Forest Council's revised Parking Standards Supplementary Planning Document which were adopted in March 2016.
3. No separate cycle storage is proposed.
4. No affordable housing is proposed.
5. No additional improvements to the Long Hill Road or the Westmorland Drive accesses to Warfield Park, both of which are already substandard in respect of visibility, have been proposed to accommodate the increase in traffic resulting from the proposed development, and so the safety of traffic on Long Hill Road and on Westmorland Drive would be adversely affected.
6. Warfield Park does not currently have good public transport links to the surrounding area and it would be difficult to improve these.

7. Warfield Parish Council is concerned that the proposed development will not provide at least 20% of its energy requirements from on-site renewable energy generation.
8. There are issues with the current drainage/sewage system which need to be resolved and the system as it exists at present will not accommodate any further new homes.
9. Warfield Parish Council is concerned that the Surface Water Drainage Details Concept Plan proposes a swale be constructed in the woodland area to the rear of the site which is protected by Tree Preservation Order 1025, yet the Arboricultural Impact Assessment & Method Statement indicates that an exclusion zone will be required for protected trees and further that "5.4.4 Inside the exclusion area of the fencing, the following shall apply: No mechanical excavation whatsoever ...".
10. The Preliminary Ecological Survey states that "5.7 There are no ponds on site that are considered to be used by GCN. The wet flushes that were present at the time of the survey are considered to be temporary and a product of local recent weather conditions.", yet both the existing location plan and proposed site layout indicate the existence of a pond on site. Warfield Parish Council is concerned that great crested newts may be present.
11. It is unclear what Suitable Alternative Natural Green Space (SANG) is allocated to this development, since planning application 15/00383/FUL for the expansion of Warfield Park has not yet been approved.

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

1. The Preliminary Ecological Survey states for badgers that "4.20 Due to a lack of field evidence ... no further monitoring or surveys are recommended". However Warfield Parish Council is aware that badgers are seen regularly within Warfield Park, on whose access drive this site is located, and so would prefer to see a final check for badgers before site clearance takes place.

## **LIST 19/16**

### *16/00387/FUL 5 Earle Croft, Warfield – considered no objection*

Proposal: Erection of a single storey rear extension with roof lantern following the demolition of existing conservatory

### *16/00391/OUT Garth Works, Kennel Lane, Warfield – recommend refusal*

Proposal: Outline application, with details of access and layout, for the erection of 12no. dwellings comprising 8no. apartments and 4no. houses with associated parking and turning, following demolition of existing buildings

Reason(s):

1. The sizes of garages proposed do not conform to Bracknell Forest Council's revised Parking Standards Supplementary Planning Document which were adopted in March 2016.
2. The number of visitor parking spaces proposed is insufficient to conform to Bracknell Forest Council's revised Parking Standards Supplementary Planning Document which was adopted in March 2016; 3 are required.
3. No affordable housing is identified.

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

1. Warfield Parish Council is concerned that the dormer windows especially on the western side of the apartment block may overlook existing properties.

*16/00105/TRTPO 3 Newhurst Gardens, Warfield – recommend refusal*

Proposal: TPO 610 – Application to prune 2 trees

Reason(s):

1. Warfield Parish Council believes the proposed reduction in height of two birch trees, which are of high visual amenity, to 11m to be excessive.

#### **P184. Bracknell Forest Council Planning Committee**

- a. Meeting of 26 May 2016 – two Warfield applications may be considered:
  - 15/00383/FUL (Street Record, Warfield Park, Warfield – change of use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures). Warfield Parish Council recommended refusal.
  - 16/00032/TRTPO (Ashberry, 90 Horatio Avenue, Warfield – TPO 393 – Application to Fell 1 tree). Warfield Parish Council recommended refusal.

#### **P185. Correspondence for information**

- a. Notification of consultation on Berkshire Housing and Economic Land Availability Assessment (HELAA) Draft Methodology 2016 – noted.

#### **P186. Ongoing issues**

- a. Warfield New Development:

Area 1 (land east of Avery Lane, west of Maize Lane) – a public exhibition on proposals for land at Newell Green by the Western Consortium (Kitewood, Millgate, Bovis Homes and Harrow Estates) on Thursday 26 May, 1.00pm – 7.30pm in the Parish Room at St Michael’s Church, was noted. Exhibition boards will be available in the Parish Office afterwards for residents to view. The Parish Council will meet with the Western Consortium in order to consider their proposals further; the Deputy Clerk will arrange this meeting for either Wednesday 18 May, Wednesday 8 June or Thursday 9 June at 6pm/6.30pm.

Area 2 (land west of Avery Lane) – an informal meeting with Berkeley Homes to view the Suitable Alternative Natural Greenspace (SANG) on Cabbage Hill on Monday 13 June, starting 6.30pm, was noted. The future closure of Forest Road whilst the new roundabout at the junction of Forest Road/the new link road was considered and it was agreed that there would be serious implications for traffic flow in Warfield.

There was nothing to report on proposals for more Suitable Alternative Natural Greenspace (SANG) on Cabbage Hill.

- b. New Woodhurst settlement street sign(s) – the three new signs have been ordered by Bracknell Forest Council. The Deputy Clerk continues to try to locate the missing Quelm Park sign.
- c. Tree protection – the Deputy Clerk has contacted Bracknell Forest Council regarding protection from development for 8 oak trees on the northern side of Warfield Street, between the Plough & Harrow junction and Newell Hall, and also a proposed mechanism for advising Bracknell Forest Council of all veteran trees which Warfield Environment Group identify and survey in Warfield, and is awaiting a response.
- d. Community Infrastructure Levy (CIL) and S106 contributions – planning application 16/00391/OUT for 12 dwellings at Garth Works, Kennel Lane, Warfield has been added to the list of applications which have potential to provide CIL payments to Warfield Parish Council.
- e. Current & potential enforcement cases – the Deputy Clerk has requested updates on all Warfield Parish Council open cases from Bracknell Forest Council, and will raise the issues associated with planning enforcement at the next Bracknell Forest Council Planning Liaison Meeting on 19 May. The following were noted:
  - Malt Hill House – the Deputy Clerk is awaiting confirmation of whether or not the site entrance to this property, constructed off Bracknell Road, is permitted.
  - Trees felled at Strawberry – see P182a.

**P187. Representatives' area reports**

- a. The Deputy Clerk was asked to report the part-conversion of a garage into habitable accommodation at 15 Worcestershire Lea, as no planning application has been submitted.
- b. It was agreed that settlement street signs are required for Warfield Street, as it is the only Warfield settlement without signs. The Deputy Clerk will investigate the cost of two signs plus installation, and confirm that there are suitable locations to install them.
- c. A notification of the naming of two new properties in Church Lane – Brookstone Farm Barn and Brook Barn – has been received and was noted.
- d. Correspondence regarding planning application 16/00217/FUL (22 Yorkshire Place, Warfield – erection of a single storey rear extension) has been received and was noted.
- e. A request for one new street name for the development of 8 new homes off Atte Lane has been received. The Deputy Clerk will suggest 'Parfit' to Bracknell Forest Council, in line with the surnames of past vicars of Warfield which have already been used in that area.

**P188. Date of next meeting**

Due to unforeseen circumstances it was resolved that the next meeting of the Planning & Transport Committee will take place on Tuesday 24 May 2016, starting at 7.30pm, and that the Committee will consider planning and tree applications for list 20/16 only. It was further resolved that the date of the next meeting after that will take place on Monday 13 June 2016 at 7.45pm.

**P189. Closure of the meeting**

There being no further business the meeting closed at 9.54pm.