



MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 13 June 2016** at **7.45pm** in the Parish Office

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

P190. Apologies for absence

There were none.

P191. Declarations of interest

There were no declarations of interest made.

P192. Minutes of the previous meeting held on 16 May and 24 May 2016

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

P193. Matters arising

- a. Lorries exceeding 7 tons entering Newell Green, and also Jigs Lane North. There is no indication of a weight limit applying in these areas.
- b. Flood risk management meeting between Bracknell Forest Council, Thames Water and the Environment Agency – Deputy Clerk has requested notes again.
- c. Warfield Street settlement signs – no progress to report on investigation into purchase/installation costs.
- d. New street names – Deputy Clerk has advised Bracknell Forest Council of 'Parfit' for development of 8 new homes off Atte Lane, and 'Galton', Dugdale' and 'Ferard' for roads off and near the roundabout on the new link road.

P194. Planning and tree application recommendations (lists 21/16-23/16)

LIST 21/16

16/00401/FUL Whitelocks Farm, Garsons Lane, Warfield – Recommend Refusal
Proposal: Change of use from equestrian/livery barns to 3 units for B2/B8 use.

Reasons:

1. The proposed development exceeds the accepted level set out in BFC policy GB4 (re-use and change of use of buildings within the Greenbelt) specifically:

- 4.57 (v) the proposed change of use results in a net increase of more than 500 square metres of floorspace under classes B1 to B8
2. 4.57 (vi) the Parish Council believe that the change of use will cause significant environmental, road safety and traffic generation problems.

Members noted objections sent by local residents directly to Bracknell Forest Council.

LIST 22/16

16/00484/FUL 26 Cheshire Park, Warfield – Recommend Refusal

Proposal: Erection of 1 metre high wooden fence to front

Reasons:

The proposal will replace soft landscaping with hard which is against the policy of open frontage in the area. The property fronts onto County Lane, Warfield where the street scene is planted vegetation and not fencing.

16/00126/TRTPO Piggy Wood Behind 37 Hebbecastle Down, Warfield - Observations

Proposal: TPO 89 – Application to fell 1 tree

Reasons:

The council would like to see the tree remain as a monolith as per the application

LIST 23/16

16/00515/REM - Land at West End Lane, Warfield – Considered no objection

Proposal: Submission of details of landscaping for Phase 3 of the development at land north of Harvest Ride, Warfield, comprising 93 dwellings and public open space.

P195. Bracknell Forest Council Planning Committee

- a. Meeting of 26 May 2016 – two Warfield applications were 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, Bracknell Forest Council case officer recommended approval, application refused.
- 16/00032/TRTPO (Ashberry, 90 Horatio Avenue, Warfield – TPO 393 – Application to Fell 1 tree). Warfield Parish Council recommended refusal, Bracknell Forest Council tree officer recommended approval, application approved.
- b. Meeting of 21 June 2016 – one Warfield application to be considered:
15/01081/FUL (Old Whitelock, Garson Lane, Warfield) – Application to change of use from existing barn for storage (B8) purposes Warfield Parish Council recommended refusal.

P196. Correspondence for information

- a. Notification of consultation on 'Response Standards' by Royal Berkshire Fire and Rescue Service – held over to next meeting.
- b. Notification of proposed amendments to speed limits on and around the new Warfield link road – Members discussed and agreed to recommend further restrictions beyond those proposed. These were to extend the 30 mph limit on Forest Road to the junction with West End Lane and to reduce all of Watersplash Lane to a 30mph zone.
- c. Notification of proposals for new parking restrictions in residential roads near Whitegrove Primary School – Members endorsed the proposals.
- d. Correspondence regarding Honeywood Farm, Ascot Road, Warfield was noted. Members could take no action as no TPOs were in place.
- e. Notification of consultation on Issues and Options for a new Local Plan for Bracknell Forest – held over to the next meeting.

P197. Ongoing issues

- a. Warfield new development
 - Western Consortium exhibition on Thursday 26 May - 100 attendees with around 20 responses received. The committee has met with the consortium separately.
 - 15 residents have moved into Berkeley (area 2) phase 1, and meeting on 4 July at 6pm to view remaining phase 4 proposals + possibly phase 5
- b. New Woodhurst settlement street sign(s)
 - Sign installed near Berkeley phase 1 – too close to sign before it, therefore need to report to BFC (Rose P)
- c. Tree protection – nothing to report.
- d. CIL and S106 contributions – nothing to report.
- e. Current and potential enforcement cases
 - Malt Hill House – temporary access has been granted from the highway
 - Land between JLN & Strawberry Hill – not yet acknowledged
 - 15 Worcestershire Lea – not yet acknowledged

P198. Representatives' area reports

- a. Cllr Fitzwilliams reported back on the Village Fete where Warfield Street residents were concerned about the new development proposals in the area.

P199. Date of next meeting

The next meeting will be on Monday 27 June 2016.

Closure of the meeting

There being no further business the meeting closed at 9.25pm.