

MINUTES OF THE MEETING OF THE PLANNING & TRANSPORT COMMITTEE

Held on **Monday 30 August 2016** at **7.45pm** in the Parish Office

Present:

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

In attendance:

Jason Mawer - Parish Clerk, Cllr Ms Gierth, Residents from 1, 2 and 3 Patrick Gardens, Warfield.

P232. Apologies for absence

There were no apologies received.

P233. Declarations of interest

No declarations were made.

P234. Minutes of the previous meeting held on 18 July and 8 August 2016

The minutes of the amended minutes of 18 July meeting and the minutes of 8 August meeting were circulated to members ahead of the meeting. The minutes of 18 July were proposed by Cllr Jones and seconded by Cllr Dr Haffegge. The minutes of 8 August were amended to show the correct attendance record, were proposed by Cllr Jones and seconded by Cllr Dr Haffegge.

P235. Matters arising

The Clerk reported to members that the knotweed issue close to Westmorland Park was being managed and dealt with by Bracknell Forest Rangers.

The crossing of the new Greenway with West End Lane was being investigated by Berkeley Homes.

The Clerk has contacted BFC regarding the potential TPOs for Strawberry Hill.

P225. Planning and tree application recommendations (lists 32/16-34/16)

By agreement of the committee, the order of applications considered was changed.

LIST 33/16

16/00722/FUL - *Firdis, Jigs Lane South, Warfield*
Recommended refusal

Proposal: Erection of first floor side extension, loft conversion including the installation of a rear dormer and erection of single storey outbuilding to rear garden

The committee heard representations from local residents before considering its decision.

Reasons:

1. The size and mass of the development is unsightly and not in keeping with the area.
2. The outbuilding height is obtrusive and overbearing and is exacerbated by the land drop.
3. Members were concerned about privacy for neighbouring properties by the proposed juliet balcony on the second floor

16/00772/FUL - *Hawthorn Lodge, Maidenhead Road, Warfield*

Considered no objection

Proposal: Erection of two storey rear extension and single storey rear extension forming orangery following demolition of existing orangery

16/00783/FUL - *Land South of Lambrook, Chavey Down Road, Winkfield Row*

No response submitted

Proposal: Erection of 10no detached houses with associated access onto Chavey Down Road, landscaping and parking.

Although this application was for a site in Winkfield, as it bordered Warfield members considered the proposals, but decided to make no formal response.

List 32/16

16/00733/FUL - *Blue Berry Farm, Kingscroft, Warfield*

Considered no objection

Proposal: Erection of 4no. stable blocks, field shelter and feed store, free standing equine MRI scanner and hard standing

16/00189/TRTPO - *Brendon, Warfield Street, Warfield*

Observation made

Proposal: TPO 382 – Application to fell 1 tree

Reasons: If the officer is minded to recommend planting a replacement tree

16/00791/PAD- *Windmill Farm, Malt Hill, Warfield*

Recommended refusal

Proposal: Application for prior approval to create a 10 million gallon reservoir by excavating material to create surrounding embankments

Reasons:

1. The proposal has significant impact upon the landscape
2. The proposal is of an inappropriate size
3. The proposal will have significant effect on local wildlife and green belt

4. The committee do not feel the current activities of the estate justify the size of development proposed

16/00767/FUL - *Trelabe Farm, Bishops Lane, Warfield*

Considered no objection

Proposal: Section 73 application for variation of condition 2 (approved plan) to planning permission 16/00122/FUL for minor amendments to approved doors and chimney and incorporation of a basement level

16/00780/FUL - *land adjacent to Silver Trees, Birch Lane, Ascot*

Recommended refusal

Proposal: Erection of agricultural building and 4no. greenhouses for market garden use (not open to the public).

Reasons:

1. The site is within a residential area and in this situation the proposed development would be inappropriate, especially being situated between two dwellings.
2. The proposed development would generate additional traffic movements into and out of Long Hill Road and this would adversely affect road safety and impede the flow of traffic.
3. The proposed development would generate additional traffic movements in Birch Lane, an unmade road, which would be detrimental to the condition of that road and would therefore have an unacceptable impact on existing residents of that road.
4. The site is subject to Tree Preservation Order 606 which covers all tree species of all sizes on the site. Warfield Parish Council objects to any loss of trees in this area.
5. The proposed development would result in a loss of biodiversity on the site.

List 34/16

16/00803/FUL - *Windmill Farm, Malt Hill, Warfield*

Considered no objection

Proposal: Extension to existing cattle shed to provide shelter to existing feeding area

P237. Bracknell Forest Council Planning Committee

The Clerk reported that BFC Planning Committee approved application 16/00689/PAA for Nuptown Piggeries at their meeting on 18 August. No Warfield applications were on the agenda for the upcoming planning meeting.

P238. Correspondence and items for information

The Clerk had received information via Binfield Parish Council concerning the proposed works for Forest Road and its temporary closure. Members asked the Clerk to contact BFC for more details of the proposals for the new junction.

The Clerk advised members that BFC have confirmed that major roads around the parish would have their street lighting upgraded to LED bulbs. Members were advised that full details were available on the BFC website.

P239. Ongoing issues

a. CIL and S106 contributions

An updated CIL contribution list was circulated to members ahead of the meeting. The Clerk agreed to update the listing to remove the zero value and failed applications.

b. Current and potential enforcement cases

There were no enforcement updates.

P240. Representative reports

Cllr Fitzwilliams reported that the Greenway was due to open by the end of the following week.

Cllr Jones asked if further information was available to the committee on the new parking and garage standards. The Clerk would investigate if an update was possible.

Cllr Ms Thorin asked which inspector was responsible for local speed enforcement.

Cllr Ms Healy asked the Clerk to invite Pegasus Group to a future planning meeting to discuss their proposals.

Members discussed the planning areas currently covered by representatives and agreed to review these at the next planning meeting.

P241. Date of next meeting

The next meeting will be on Monday 19 September at 7.45pm.

P242. Closure of the meeting

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