

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

Held on **Monday 31 October 2016** at **8.055pm** in the Whitegrove Community Centre

## **Present:**

Councillors Ms Healy (Chair), Fitzwilliams, Ms Gierth and Jones.

## **In attendance:**

Jason Mawer - Parish Clerk and 27 residents of Warfield.

## **P265. Apologies for absence**

Apologies were received from Cllr Dr Haffegée and Ms Thorin.

## **P266. Declarations of interest**

Cllr Ms Gierth declared an private interest as she owns a property next to Piggy Wood.

## **P267. Minutes of the previous meeting held on 10 October 2016**

The minutes of the minutes of the 10 October meeting were circulated to members ahead of the meeting. The minutes were proposed by Cllr Jones and seconded by Cllr Fitzwilliams.

## **P268. Matters arising**

There were no matters arising that were not covered elsewhere on the agenda.

## **P269. Public participation**

Three members of the public indicated they wished on planning applications before the committee.

Kathryn O'Neill of Toogood Place spoke against application 16/01004/OUT (Land north of Newhurst Gardens)

Stephen O'Regan of Newhurst Gardens spoke against application 16/01004/OUT (Land north of Newhurst Gardens)

Ken MacAlpine of Hayley Green Farm spoke against application 16/00918/FUL (Land adjacent to Hayley Green Farm)

## **P270. Planning and tree application recommendations (lists 41/16-43/16)**

### **LIST 41/16**

16/01015/FUL 14 Priory Lane, Warfield

Proposal: Change of use of land from amenity to residential and relocation of garden wall.

**Recommended for refusal**

Reasons: effect on drainage and wildlife from loss of half of the ditch

16/01004/OUT *Land North of Newhurst Gardens, Warfield*

Proposal: Outline planning application for the erection of up to 50 residential dwellings (including up to 25% affordable housing), parking, open space and landscaping with access from Newhurst Gardens.

**Recommended for refusal**

Reasons: increase in traffic from development and the site is outside the settlement area

16/00253/TRTPO *5-11 Abbey Place, Warfield*

Application: TPO 569 – Application to prune 1 tree

**Recommended for refusal**

Reasons: the tree is of reasonable size and height and does not require a crown lift. The committee would accept lateral removal.

16/00254/TRTPO *24 Westcotts Green, Warfield*

TPO 227 – Application to prune 1 tree

**Recommended for refusal**

Reason: The application should not have been validated.

**List 42/16**

16/00958/FUL *Foxheath, The Splash, Warfield*

Proposal: Erection of side extension with roof extension and rear dormer

**Observation made**

Observation: no parking provisions were made on the plan submitted.

16/00996/OUT *Land opposite Temple Park Roundabout, Binfield Road, Warfield*

Proposal: Outline application for erection of 29 dwellings and two new accesses onto Binfield Road (including alterations to Temple Way roundabout).

**Recommended for refusal**

Reasons: concerns about traffic with the proposed access onto the Binfield Road

16/00997/OUT *Land opposite Temple Park Roundabout, Binfield Road, Warfield*

Proposal: Outline application for the erection of an 80 no. bed care home (C2 use class) and 5 no. dwellings with two new accesses onto Binfield Road (including alterations to Temple Way roundabout).

**Recommended for refusal**

Reasons: concerns about traffic with the proposed access onto the Binfield Road

16/00933/FUL *3 Mary Mead, Warfield*

Proposal: Erection of two storey side and rear extension

**Recommended for refusal**

Reasons: Study should be counted at 4th bedroom therefore results in insufficient parking.

16/00975/FUL *Brookstone Farm Barn, Church Lane, Warfield*

Proposal: Change of use of an existing agricultural barn and attached outhouse buildings to form 1 no. three bedroom detached dwelling, erection of a detached carport following the demolition of existing rear garages and associated landscaping.

**Considered no objection** (the name of the site was queried)

16/00259/TRTPO *Piggy Wood, Newport Drive, Warfield*

Proposal: TPO 89 – Application for a 5 year coppicing plan

**Considered no objection**

16/00264/TRTPO *Piggy Wood, Newport Drive, Warfield*

Proposal: TPO 89 – Application for a 10-15 year coppicing plan

**Considered no objection**

16/00267/TRTPO *3 Oxfordshire Place and Land To The Rear Of, Warfield*

Proposal: TPO424 – Application to prune 5 trees

**Recommend for approval with observations**

Observations: Tree B, C and D - 5m height reduction is excessive

Tree A and E - clarification that this is 1.5m of both sides as this is an ancient row of oaks.

16/00268/TRTPO *42 Horatio Avenue, Warfield*

TPO 393 – Application to fell 1 tree

This application was removed from the list as a 5 day notice was issued. The Committee asked the Clerk to remind BFC that a replacement tree should be required to be planted.

16/00270/TRTPO *16 Oswald Close, Warfield*

Proposal: TPO 373 – Application to prune 1 tree

**Recommended for refusal with observations**

Reasons Crown lift to 5m is excessive. (Observation that 2m would be satisfactory)  
2m tip reduction not required.

#### **List 43/16**

16/00275/TRTPO *19 Anthony Wall, Warfield*

Proposal: TPO 393 – Application to prune 1 tree

**Considered no objection**

16/01024/FUL *Brooklyn, Forest Road, Newell Green, Warfield*

Proposal: Erection of a detached 3 no. bed dwelling with associated access and parking changes to ground level, following demolition of the existing barn/office

**Considered no objection**

16/00999/FUL *Willowside, Gibbins Lane, Warfield*

Proposal: Erection of a detached 3 bay oak framed garage with workshop

**Observation**

Observation: Approval on the condition that is only as an ancillary for the house.

16/00918/FUL *Land adjacent to Hayley Green Farm, Hayley Green, Warfield*

Proposal: 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

**Recommended for refusal**

Reasons: Traffic issues remain on the Bracknell Road. Concern about noise and hours of operation causing disturbance in the area.

16/01041/REM *Land North of Harvest Ride & South of Forest Rd & East of West End Lane*

Proposal: Details of landscaping for Phase 4A pursuant to outline planning permission 13/01007/OUT

**Considered no objection**

**List 36/16**

16/00216/TRTPO *Stable Cottage, Bracknell Road, Warfield*

Proposal: TPO 86 – Application to FELL 1 tree

**Observation**

Observation: recommendation of officer

**P271. Bracknell Forest Council Planning Committee**

The Clerk advised members that application 16/00722/FUL Firdis, Jigs Lane South was approved at the BFC Planning Committee. At the next meeting on 10 November the applications for Gascons Lane and 12 Worcestershire Lea will be considered.

**P272. Correspondence and items for information**

Members noted the correspondence received from 6 members of the public with regard to the application for land North of Newhurst Gardens.

Members noted the appeal notification for 2 Moss End Cottages and 26 Cheshire Park.

**P273. Ongoing issues**

a. CIL and S106 contributions

There was no CIL update for this meeting. It was agreed to defer s.106 until the next meeting.

b. Current and potential enforcement cases

There were no enforcement updates.

**P274. Representative areas**

Cllr Fitzwilliams asked if there was any update on the opening of the Greenway

Cllr Ms Healy reported that the fence around Greystoke Road had been damaged and that trees had been removed at 25 Westcott Green, Goughs Lane.

**P275. Date of next meeting**

The next meeting will be on Monday 21 October at 7.45pm in the Parish Office. Cllr Fitzwilliams offered apologies.

**P276. Closure of the meeting**

There being no further business the meeting closed at 9.35pm.